

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT HELD AUGUST 12, 2025

A Special Meeting of the Board of Directors (the “Board”) of the Compark Business Campus Metropolitan District (the “District”), was convened on Tuesday, August 12, 2025, at 12:00 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

Lawrence Jacobson, President
Jeffrey Jacob Schroeder, Vice President
Blake Amen, Secretary/Treasurer
Megan Waldschmidt, Assistant Secretary
Paige Langley, Assistant Secretary

Also Present:

Justin Janca; Public Alliance, LLC

Kristin Bowers, Esq. and Audrey Johnson, Esq.; WBA, P.C.

Diane Wheeler; Simmons and Wheeler PC

ADMINISTRATIVE MATTERS

Call to Order and Agenda: The meeting was called to order at 12:03 p.m. Mr. Janca distributed, for the Board's review and approval, a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Schroeder, seconded by Director Jacobson, and upon vote unanimously carried, the agenda was approved, as amended.

Disclosures of Potential Conflicts of Interest: The Board was advised that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Bowers reported that disclosures for those directors that provided WBA, PC with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Attorney Bowers inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation

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of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Quorum, Location of Meeting, Posting of Meeting Notice: The Board confirmed the presence of a quorum.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. This meeting was conducted via Zoom and encouraged public participation via Zoom. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

Public Comments: There were no public comments.

DIRECTOR MATTERS

Election of Officers: Following discussion and review, upon a motion duly made by Director Schroeder, seconded by Director Jacobson and, upon vote unanimously carried, the Board elected the following slate of officers:

President:	Lawrence Jacobson
Vice President:	Jeffrey Jacob Schroeder
Secretary/Treasurer:	Blake Amen
Assistant Secretary:	Megan Waldschmidt
Assistant Secretary:	Paige Langley

DEVELOPMENT ACTIVITY UPDATE

Development Activity Update: Director Schroeder reported to the Board that Cottonwood Metropolitan District agreed to take over maintenance of the treescapes along Chambers Road and median from Compark Business Campus boundary to E470. Flexential has broken ground on a data center in the District.

CONSENT AGENDA

The Board then considered the following actions:

- Approved Interim Claims and Director's Fees and Current Claims.
- Accepted Unaudited Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections and current claims.
- Ratified First Addendum to Independent Contractor Agreement with All Phase Landscape Construction Inc.
- Ratified Termination Letter with CliftonLarsonAllen, LLP for Management and Accounting Services.
- Ratified Independent Contractor Agreement with Public Alliance LLC for District Management Services.

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- Ratified Engagement Letter with Simmons & Wheeler for Accounting Services.
- Ratified Engagement Letter with Wipfli LLP to perform the 2024 Audit.
- Ratified Tap Purchase Agreement with Titan Property Management, LLC.
- Ratified Contract with The Mulhern Group Ltd for Architectural Services.

Following discussion, upon motion duly made by Director Schroeder, seconded by Director Langley, and upon vote unanimously carried, the Board approved the Consent Agenda as amended by tabling the approval of Minutes from the October 16, 2024 Special Meeting and ratifying a Landscape Maintenance Agreement with D.R. Horton.

ENGINEERING MATTERS – RICK MOORE

There were no engineering matters at this time.

FINANCIAL MATTERS

2024 Budget Amendment Hearing: The President opened the public hearing to consider the Second Amendment of the 2024 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider a Second Amendment of the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Following review and discussion, upon motion duly made by Director Waldschmidt, seconded by Director Amen and, upon vote, unanimously carried, the Board adopted the Resolution Further Amending 2024 Budget.

2024 Audit: Ms. Wheeler presented the 2024 Audit to the Board.

Following discussion, upon motion duly made by Director Amen, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board approved the 2024 Audited Financial Statements and authorized execution of the Representations Letter, subject to final legal review and receipt of an unmodified opinion letter by the Auditor.

LEGAL MATTERS

First Amendment to Service Plan: Attorney Bowers reviewed with the Board the proposed First Amendment to the District's Service Plan.

Following discussion, upon motion duly made by Director Schroeder, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board approved the First Amendment to Service Plan.

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Amended and Restated Intergovernmental Agreement with the Town of Parker and Service Plan (Exhibit C): Attorney Bowers reviewed with the Board an Amended and Restated Intergovernmental Agreement with the Town of Parker and Service Plan (Exhibit C).

Following discussion, upon motion duly made by Director Amen, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board approved the Amended and Restated Intergovernmental Agreement with the Town of Parker and Service Plan (Exhibit C).

MANAGER MATTERS

Environmental Covenant Report: Mr. Janca reviewed with the Board the Environmental Covenant Report. It was noted that the inspection was performed by the District Engineer and Strauss Building Services. The Engineer's report has been executed and submitted to the Colorado Department of Public Health and Environment ("CDPHE"). The Board further noted that the Covenant Report is required due to the presence of asbestos in the soil, and excavation in the affected area is prohibited.

Chambers Treescapes and Cottonwood Metropolitan District: The Board noted that matters regarding Chambers Treescapes and Cottonwood Metropolitan District were discussed under the Development Update.

Fee Resolutions: The Board entered into discussion regarding the Amendments to Fee Resolutions. It was noted that no amendments are necessary at this time.

Collection and Special Counsel Engagement: The Board entered into discussion regarding the Collection and Special Counsel Engagement. It was noted that no engagement of Special Counsel is required at this time.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Schroeder, seconded by Director Waldschmidt, and upon vote unanimously carried, the meeting was adjourned at 12:42 p.m.

Respectfully submitted,

By DocuSigned by:
BLAKE AMEN
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Secretary for the Meeting