

MINUTES OF A REGULAR MEETING OF THE BOARD
OF DIRECTORS

OF

CLEAR CREEK STATION METROPOLITAN DISTRICT
NOS. 1-3

Held: Wednesday, March 8, 2017 at 6:00 p.m.
The Shed at Midtown, 1625 W. 67th Ave., Denver, CO 80221

Attendance

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Marc Savela
Neil Simpson
Ashley Tarufelli
Chris Petro
Matthew Zielinski—Dist 2 only

All directors' absences are deemed excused unless a contrary notation is recorded in these minutes.

Also present were Kristen D. Bear, Esq., and Casey K. Lekahal, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Kimberly Johanns, Simmons & Wheeler, District Accountants; Guy Ford, IDES; Desiree Wingo, MSI, District Manager. See attached sign in sheet for additional attendees.

Call to Order/Declaration of Quorum

Director Savela noted that a quorum of each Board was present and therefore called the meeting to order.

Director Disclosures

Ms. Bear advised the Boards that pursuant to Colorado law, certain disclosures by the directors may be required prior to taking official action at the meeting. The Boards reviewed the agenda for the meeting, following which each director confirmed the contents of any written disclosure previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the participation of the Directors present were necessary to obtain a quorum or otherwise enable the Boards to act.

Approval of Agenda

Ms. Bear presented the Boards with the proposed agenda for the meeting. After consideration, a motion was duly made

on behalf of each of the Boards and seconded to approve the agenda. The motion was unanimously approved by the Boards.

**District No. 2: Consider
Appointment to Board Vacancy**

The Board for District No. 2 noted that there was vacancy on the Board and they would need a qualified candidate to fill the vacancy until the next regular election in May 2018. Following a review and discussion of letters of interest from qualified individuals, a motion was duly made and seconded to appoint Sam Delp to the Board for a term to May 2020. The motion was passed unanimously.

Oath of Office

Thereafter Director Delp took his Oath of Office accordingly.

**Discussion of District Financing:
Zach Bishop, DA Davidson,
District Underwriter**

Mr. Bishop provided a general summary of district financing to the Boards. A handout of the summary of the proposed financing is attached to these minutes.

District Manager's Report

Ratification Items

The following items were presented to the Boards for ratification:

1. Fee for landscape architect to review applications for to increase to \$75 for 2017
2. Placement of mail room recycle containers
3. Tattered flag removal
4. Chain fence repair along the bike path
5. Brightview contract to include trace snow removal in the retail section

Following a review, a motion was duly made and seconded to ratify the items as presented. The motion was unanimously passed.

Covenant Enforcement

The Boards engaged in a general discussion regarding covenant enforcement. Ms. Wingo will post Declarations to website.

Architectural and Maintenance
Applications

The Boards engaged in a general discussion regarding three applications submitted. No action taken at this time.

Trash Renewal Contract Waste
Management

The Boards reviewed a renewal proposal from Waste Management for trash removal services. Following a review and discussion, a motion was duly made and seconded to approve the contract. The motion was unanimously passed.

Appoint Committee Members

The Board approved establishing an Advisory Committee, to

be confirmed via Resolution at the next regular meeting. Ms. Wingo presented a list of committee members for each duly authorized committee, and the Board approved the same. A list of the committee members is attached hereto.

**Committee Report:
Consider Approval of Policies and
Procedures and Usage Agreement**

The committee reports were presented to the Boards as follows:

Social Committee: provided an update regarding events and a proposal for audio/visual equipment as well as a shed. The Board considered a proposal to allow the Social Committee to coordinate with Mr. Savela on whether the proposed equipment can be purchased in accordance with the budget.

Landscape Committee: The Landscape committee circulated an agenda of action items which is attached hereto. The Landscape Committee submitted a proposal for additional trash cans within the District. The Board considered a proposal to allow the Landscape Committee to coordinate with Director Savela on whether the proposed additional trash cans may be purchased in accordance with the budget.

Garden Committee: The Garden Committee presented plans to convert a large portion of the community farm into private plots. The Garden Committee further set forth a proposal to rehabilitate the soil in the garden, construct the private plots, and construct a shed for gardening tools. The Board considered a proposal to allow the Landscape Committee to coordinate with Director Savela on whether the proposed revisions to the community garden.

Communications Committee: The Communications Committee requested a guide on how to use the shed, as well as a request to make the community calendar public. Ms. Wingo indicated that the shed instructions were already available, but that she would look into whether there is a way to make the calendar public.

Following a discussion a motion was duly made and seconded to authorize Director Savela to work with the Social, Landscaping and Garden Committees' proposals to ensure such proposals are within budget. The motion was unanimously approved.

**Additional Topics Interest/Concern
Via Homeowners**

The Boards engaged in a general discussion regarding additional resident concerns including dog feces, geese feces on sidewalks, concrete alley repairs, landscape repairs, lights and trash cans. No action taken at this time

Public Comment

Various members of the public addressed the Boards on topics of interest to the public. A transcript of public comment is not provided as part of the minutes or otherwise available. The minutes note a summary of major topics and actions addressed. A copy of the sign in sheet for those members of the public that were presented is attached to these minutes.

The Boards discussed a question regarding public bid process for capital and operations.

Ms. Rini expressed her concerns regarding CORA requests, public records requests and legal billing concerns. She also discussed the 2016 minutes, 2017 budget and Public Records Policy.

Several homeowners expressed concerns on redevelopment of Filing 9, which is a developer/County matter and not within the jurisdiction of the District.

There was a homeowner concern regarding the breeding/fostering of dogs.

Rebecca Zamora was introduced as the County Liason and discussed her role in community outreach.

There was discussion regarding the concerns of the dog park relocation and status of traffic lights. The County will initiate process to get the stoplight up around May. A discussion was held regarding overall traffic safety.

Consent Agenda

The following items on the consent agenda were considered routine or administrative. Following a summary by Ms. Bear the items on the consent agenda were unanimously approved by one motion duly made and seconded.

1. Approval of minutes/ratification of actions from December 8, 2016 meeting
2. District Nos. 1-3: Consider Approval of Resolution Designating 24 Hour Posting Location

Legal Matters

District Nos. 1-3: Discuss 2017 Retainer Agreement

The 2017 retainer agreement was tabled for discussion at a later time.

Discuss County Inquiry Regarding Financial Status of the Districts

The Boards engaged in a general discussion regarding the County inquiry regarding financial status of the Districts. No action taken at this time.

Financial Matters

District Nos 1-3:
Payables/Financials

Ms. Johanns presented the Boards with paid claims for ratification and payables for approval. The Boards discussed a categorization of District expenses. Following a discussion, a motion was duly made and seconded to approve and ratify the paid claims and authorize payment of the payables presented to the Boards. The motion was approved unanimously.

Ms. Johanns presented the December 2016 financials to the Boards for consideration. Following a review and discussion, a motion was duly made and seconded by the Boards to accept the financial statements as presented. The motion was approved unanimously.

Construction Matters

Discuss Improvement Acceptance
and Certifications

Mr. Ford presented the construction report and presented the following contracts for Board ratification:

1. Arrow J. Landscape and Design Inc., Midtown Landscaping Bid Package #1, \$1,324,777.62
2. Brightview Landscape Development Inc., Midtown Landscaping Bid Package #2; \$1,902,995.43

Following a review and discussion a motion was duly made and seconded to ratify the contracts by District No. 1. The motion was passed unanimously.

The following change orders were presented to the Board for ratification or approval:

1. CO4, Arrow J Landscape and Design Inc., (-\$5,019.17)
2. CO5, BrightView Landscape Development Inc., (\$0)
3. CO6, BrightView Landscape Development Inc., (\$27,075.88)
6. CO7, BrightView Landscape Development Inc, (\$1,868.05)

Following a review and discussion a motion was duly made and seconded to ratify or approve the above change orders by District No. 1. The motion was passed unanimously.

The following work orders and task orders were presented for approval or ratification:

1. TO3, Norris Design., (\$15,000)
2. TO4, IDES, (\$50,000)

Following a review and discussion a motion was duly made and seconded to ratify or approve the task orders by District No. 1. The motion was passed unanimously.

Other Business

None.

Next Meeting

The next meeting will be a regular meeting held on June 14, 2017 at 6:00 p.m.

Adjourn

There being no further business to come before the Boards and upon motion duly made, seconded, and unanimously carried, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.



Secretary for the Meeting

The foregoing minutes were approved on the 14th day of June, 2017.

SIGN IN SHEET

Clear Creek Station Metropolitan District Nos. 1-3

Board Meeting Attendance

Meeting Date: March 8, 2017

Name	Address	Phone	Email	Would you like to speak (Y/N)
Kathy Mullin	6610 Fern Dr	303 939-6598	mullin.kathy@gmail	
DOT PETERSON	6779 MORRISON DR	720 670 8529	DOTPETE@Q.COM	N
Rachel Webster	1837 W. 67th Place	303-929-5601	rachelwebster@hotmail.com	Y for Social Committee
Joe Solomon	6656 OSAGE ST.	303-870-8380	JSolomon@furnitureindustry.com	N
SPAN DELP	1912 W. 68TH AVE	720-273-6316	SDelp71@gmail.com	N
Chad Wayner	6639 Osage St.	347-448-3487	Chawayne@gmail.com	N
Randy Copeland	2031 W. 66th Av.	720 272.7173	randallcopeland@comcast.net	N
Claudia Shadler	1901 W 67th AVE	303 478 9201	clouds.shadler@gmail.com	N
Scott Shadler	1901 W 67th Ave	303-596-2698	SCOTT.SHADLER@gmail.com	

Clear Creek Station Metropolitan District Nos. 1-3

Board Meeting Attendance

Meeting Date: March 8, 2017

Name	Address	Phone	Email	Would you like to speak (Y/N)
Margaretine	6652 Sisk, Dr	216 773 5510	Margaretine@cs.net	Y
Warren Nelson	"	303 888 5121	Warren@cs.net	Y
MARK BUSCHENFELT	1949 W 67 th AVE	970 371 9137	MARKS@CRAFTSY.COM	Y
Philip Smith	1836 W 68 th Ave	303 554-9275	philip@cybox.com	Y
Tom MOE	1961 W. 67 th PL.	3 886-5472	Tom@303e-yahoo.com	N
David A. Smith	6630 Fern Dr.	3-886-1134	datsmith@att.net	Y

Clear Creek Station Metropolitan District Nos. 1-3

Board Meeting Attendance

Meeting Date: March 8, 2017

Name	Address	Phone	Email	Would you like to speak (Y/N)
Amanda Schmiedgall	2051 W. 66th Pl	312-399-2612	Schwandy12@hotmail	Y
Amy Laguna	2055 W 66th Ave	970-544-7835	arjes94e27@gmail.com	N
Rebecca	Neighborhood	Windsor - county.		
• Joe Skeman	• Step by Sts.			
• Step Sign				
• FENCE				
• Matt Park				
• No Parking				
Virginia M. Alford	2001 W 67th Rd.	303 803 3720	vira.m.alford@ironhorse.com	