

BELFORD SOUTH METROPOLITAN DISTRICT

8390 E. CRESENT PKWY., STE. 300
GREENWOOD VILLAGE, CO 80111
303-779-5710 (O) 303-779-0348 (F)
www.belfordnorthmetro.com

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: Wednesday, May 18, 2022
TIME: 9:00 a.m.
LOCATION: Microsoft Teams

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDg4M2YzZmMtNjJjOS00ZjcxLWJjNTItZjU2ZjJjZDVkYmRm%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22d42bab28-fbd8-4e65-a395-965cf9ef152f%22%7d

ACCESS:

Or call in (audio only)

- 1. To attend via telephone, dial 720-547-5281 and enter the following additional information: Conference ID: 349 828 664#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Kevin Smith	President	May 2023
Lawrence Jacobson	Secretary/Treasurer	May 2023
Andrew Klein	Assistant Secretary/Treasurer	May 2023
VACANCY	Assistant Secretary/Treasurer	May 2025
VACANCY	Assistant Secretary/Treasurer	May 2025

I. ADMINISTRATIVE MATTERS

- A. Call to Order/Declaration of Quorum/Present Disclosures of Potential Conflicts of Interest
- B. Location of Meeting and Posting of Meeting Notices, Approve Agenda
- C. Public Comment. Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. ELECTION OF OFFICERS

III. CONSENT AGENDA

- A. Review and Approve Minutes of the December 15, 2021 Regular Meeting (enclosed)

IV. ATTORNEY ITEMS

- A. Consider Acceptance of Compark South LLC Special Warranty Deed to convey tracts to the District consistent with the Compark Village South Filing 1 Plat (Tracts B, D and E) (enclosed)

V. OTHER BUSINESS

- VI.** A. Confirm Quorum for Next Meeting – November 16, 2022 at 9:00 a.m.

- B. Other

VII. ADJOURNMENT

The next regular meeting is scheduled for Wednesday, November 16, 2022 at 9:00 a.m.

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BELFORD SOUTH METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
DECEMBER 15, 2021

A regular meeting of the Board of Directors of the Belford South Metropolitan District (referred to hereafter as the “Board”) was convened on Wednesday, December 15, 2021, at 9:00 a.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Kevin Smith, President
Lawrence Jacobson, Secretary/Treasurer
Andrew Klein, Assistant Secretary/Treasurer

Also, In Attendance Were:

Josh Miller, Shauna D’Amato & Alex Fink; CliftonLarsonAllen LLP
Matthew Osborn; Front Range Communities
Rick Moore; Manhard Consulting, Ltd.
Tom George & Brenden Desmond; Spencer Fane LLP

ADMINISTRATIVE MATTERS

Call to Order/Declaration of Quorum/Present Disclosures of Potential Conflicts of Interests: Director Smith called the meeting to order at 9:30 a.m.

The Board noted that general disclosure statements had been filed on behalf of members of the Board of Directors with the Office of the Colorado Secretary of State and with the Secretary of the District. The Board directed that said disclosures be incorporated herein. The Board further noted that transactional disclosures had been filed with the office of the Colorado Secretary of State regarding agenda items for this meeting. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein. Attorney George requested that the Directors consider whether they had any new conflicts of interest which had not previously been disclosed. There were no additional disclosures made.

Location of Meeting and Posting of Meeting Notices, Approve Agenda:

Following review, upon a motion duly made by Director Jacobson, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the Agenda as presented.

Public Comment: There were no public comments.

RECORD OF PROCEEDINGS

<u>BOARD VACANCIES</u>	There was no discussion.
<u>CONSENT AGENDA</u>	<p><u>Minutes of the November 17, 2021 Special Meeting:</u></p> <p>Upon a motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board approved the Consent Agenda as presented.</p>
<u>ENGINEERING MATTERS – RICK MOORE</u>	There were no updates.
<u>FINANCIAL ITEMS</u>	<p><u>December 2021 Cash Position Report:</u> Mr. Fink reviewed the December 2021 Cash Position Report with the Board. Following review, upon a motion duly made by Director Smith, seconded by Director Jacobson and, upon vote, unanimously carried, the Board accepted the December 2021 Cash Position Report as presented.</p> <p><u>Other:</u> None.</p>
<u>MANAGER ITEMS</u>	<p><u>Resolution 2021-12-01 Regarding 2022 Annual Administrative Matters:</u> Mr. Miller reviewed the resolution with the Board. Following review, upon a motion duly made by Director Smith, seconded by Director Jacobson and, upon vote, unanimously carried, the Board approved Resolution 2021-12-01 Regarding 2022 Annual Administrative Matters.</p>
<u>ATTORNEY ITEMS</u>	<p><u>Discussion and Possible Action to Approve Agreements and Other Items Regarding Planning, Design, Funding and Construction for Public Improvements and Related Matters:</u> There were no matters to report.</p> <p><u>Resolution 2021-12-02, Calling May 3, 2022 Directors’ Regular Election:</u> Mr. George reviewed with the resolution with the Board. Following review, upon a motion duly made by Director Smith, seconded by Director Jacobson and, upon vote, unanimously carried, the Board approved Resolution 2021-12-02, Calling May 3, 2022 Directors’ Regular Election.</p>
<u>DIRECTOR ITEMS</u>	<u>Development Activity Update:</u> There was no update.
<u>OTHER BUSINESS</u>	<p><u>Quorum for Next Meeting – January 19, 2022 at 9:00 a.m.:</u> The Board confirmed a quorum for the January 19, 2022 meeting.</p> <p><u>Other:</u> None.</p>

RECORD OF PROCEEDINGS

ADJOURNMENT

There being no further business before the Board, Director Smith adjourned the meeting at 9:35 a.m.

Respectfully submitted,

Secretary for the Meeting

CONSIDERATION LESS THAN \$500.00 – NO DOCUMENTARY FEE REQUIRED

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made this ____ day of _____, 2022, between COMPARK SOUTH LLC, a Colorado limited liability company, whose legal address is 4100 E. Mississippi Ave., Suite 500, Glendale, CO 80246 (hereinafter, the “Grantor”), and BELFORD SOUTH METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, whose legal address is c/o CliftonLarsonAllen, LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado 80111 (hereinafter, the “Grantee”);

WITNESSETH, that Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee, its successors and assigns forever, all the right, title interest, claim and demand which Grantor has in and to the real property, together with all improvements, if any, situate, lying and being in the Town of Parker, County of Douglas and State of Colorado, described as follows (the “Property”):

Tract F,
Tract I,
Tract J,
Tract K, and
Tract L,
Compark Village South Filing No. 1,
County of Douglas,
State of Colorado.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for it and its successors or assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

[remainder of page intentionally left blank; signature page follows]

GRANTOR:

COMPARK SOUTH LLC,
a Colorado limited liability company

By: _____

Name: _____

Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____
2022, by _____, as _____ of
Compark South LLC.

Witness my hand and official seal:

My commission expires: _____

(SEAL)

Notary Public