

**RECORD OF PROCEEDINGS  
MINUTES OF A SPECIAL MEETING AND BUDGET HEARINGS  
OF THE BOARD OF DIRECTORS OF  
FOUR CORNERS BUSINESS IMPROVEMENT DISTRICT**

**HELD:** Monday, October 18, 2021, at 11:00 a.m. via telephone conference in light of the COVID 19 Pandemic

**ATTENDANCE:**

A special meeting of the Board of Directors of the Four Corners Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado; a conference telephone was in use at the meeting location in compliance with C.R.S. 11-57-211 and 24-6-402-(1)(b), with the following directors present and acting:

David Waldner (by videoconference/phone)  
Alex Carlson (by videoconference/phone)

Also, present by videoconference/phone: David Greher, Collins, Cockrel and Cole, LLP, District Counsel; Diane Wheeler, Simmons and Wheeler, District Accountant; and, Angela Elliott, Teleos Management, District Manager.

**CALL TO ORDER:**

On behalf of the Board, District Counsel Greher called the meeting to order at 11:56 a.m. and noted for the record that a quorum was present.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

The Board noted that disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein.

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES:**

Manager discussed typos in the minutes and walked the Board through the review of the minutes of the June 21, 2021, special meeting. Following discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the minutes of the June 21, 2021, special meeting, as corrected.

**FINANCIAL MATTERS:**

A. Approval and Ratification of Payment of Claims. Tabled.

B. FINANCIAL STATEMENTS ENDING JULY 31, 2021. District Accountant Wheeler discussed the July 31, 2021, and the developer has advanced \$13,289 to fund the general operating expenses.

Following discussion, upon motion made by Director Waldner, seconded by Director Carlson, and unanimously carried, the Board accepted the July 31, 2021, financial statements.

**LEGAL MATTERS:**

A. **CONDUCT PUBLIC HEARING ON THE PROPOSED 2022 BUDGET AND CONSIDER ADOPTION OF RESOLUTION TO ADOPT THE 2022 BUDGET, CERTIFY MILL LEVIES AND APPROPRIATE SUMS OF MONEY:**

Upon motion duly made by Director Waldner, seconded by Director Carlson, and unanimously carried, the Board authorized District Counsel Greher to open the public hearing.

On behalf of the Board, District Counsel Greher opened the public hearing to consider the proposed 2022 Budget and discuss related issues.

It was noted that the publication of Notice stating that the Board would consider adoption of the 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.

District Accountant Wheeler discussed the Four Corners Business Improvement District does not certify a mill levy.

No further comments were made and upon motion duly made by Director Waldner, seconded by Director Carlson, and unanimously carried, the public hearing was closed.

Following discussion, the Board considered the Resolution to adopt the 2022 Budget, Certify Mill Levies and Appropriate Sums of Money. Upon motion duly made by Director Carlson, seconded by Director Waldner and unanimously carried, the District (1) approved the 2022 budget, (2) certified a mill levy of 0.000 mills to be certified by the District Accountant for collection in 2022, 3) approved the appropriation and expenditure of funds as detailed therein, (4) authorized Director Waldner as President to sign the necessary documentation, and (5) directed District Manager to file the 2022 budget with the Division of Local Government prior to January 30, 2022.

B. **CONSIDER ADOPTION OF EXCLUSION OF WORKERS COMPENSATION COVERAGE RESOLUTION:**

District Counsel Greher discussed this Resolution as annually adopted stating the appointed officials of the District are not deemed employees.

Following discussion, upon motion duly made, seconded, upon vote and unanimously



carried, the Board adopted the Resolution Excluding Workers Compensation Coverage.

**D. UPDATE ON FILED OPERATING PLAN**

Following discussion upon motion duly made, seconded, and unanimously carried, the Board ratified the Operating Plan filed for 2021.

**E. DISCUSSION ON OPERATING FEE AGREEMENT**

District Counsel Greher discussed if an operating fee agreement is likely needed, the Agreement and a Resolution would be recorded. The fee must have a specific fund and use, i.e. landscaping, street sweeping.

**F. UPDATE ON BOND ISSUE:**

Discussion followed on bonds most likely issued through one district and not both.

**DIRECTOR MATTERS:**

**MANAGEMENT MATTERS:**

2022 Meeting Dates/Times: Following discussion, the Board suggested to meet on the 3<sup>rd</sup> Thursday of February, May, August and November 2022 at 10:30 a.m.

2022 Administrative Resolution: Manager presented the Resolution concerning 2022 Administrative Matters for Manager, Accountant, Legal Counsel and Bond Counsel to perform certain tasks on a recurring basis in the operation of the District.

Discussion followed on the posting place; newspaper and officers to remain the same. The location of the meeting will be held via teleconferencing.

Following discussion and upon motion duly made, seconded, upon vote and unanimously carried, the Board adopted the 2022 Administrative Resolution.

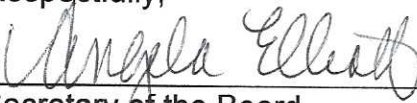
**OTHER BUSINESS:** None.

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 12:14 p.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Four Corners Business Improvement District.

Respectfully,

  
Secretary of the Board

**RECORD OF PROCEEDINGS  
MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF  
FOUR CORNERS BUSINESS IMPROVEMENT DISTRICT**

**HELD:** Monday, June 21, 2021, at 10:30 a.m. VIA Teleconference in light of the COVID 19 Pandemic

**ATTENDANCE:**

A special meeting of the Board of Directors of the Four Corners Business Improvement District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado; a conference telephone was in use at the meeting location in compliance with C.R.S. 11-57-211 and 24-6-402-(1)(b), with the following directors present and acting:

David Waldner (by videoconference/phone)  
Alex Carlson (by videoconference/phone)

Also, present by videoconference/phone: Diane Wheeler, Simmons and Wheeler, District Accountant; Angela Elliott, Teleos Management, District Manager; David Greher, Collins Cockrel & Cole, District Counsel; and, David Starnes, RMCS.

**CALL TO ORDER:**

On behalf of the Board, Director Carlson called the meeting to order at 10:55 a.m. and noted for the record that a quorum was present.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

The Board noted that disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein.

**PUBLIC COMMENT:** None – no public present.

**RATIFY THE AGREEMENT TO PROVIDE LEGAL SERVICES BY AND BETWEEN  
FOUR CORNERS BUSINESS IMPROVEMENT DISTRICT AND COLLINS COCKREL  
& COLE:**

Following discussion, upon motion duly made, seconded, and unanimously carried, the Board ratified the legal services agreement between Four Corners Business Improvement District and Collins Cockrel & Cole.

**APPROVAL OF MINUTES:**

The Board reviewed the minutes of the March 18, 2021, regular meeting. Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board approved the minutes of the March 18, 2021, regular meeting.



## RECORD OF PROCEEDINGS

Four Corners Business Improvement District

June 21, 2021

### **FINANCIAL MATTERS:**

A. Approval and Ratification of Payment of Claims: District Accountant Wheeler presented the current payment of claims, totaling \$8,471.17.

Following discussion, upon motion made, seconded, upon vote and unanimously carried, the Board approved the outstanding payment of claims in the amount of \$8,471.17.

Discussion followed on the bank statements are not accessible by the District Accountants and therefore cannot provide financial statements. Director Waldner will attempt again to grant access to District Accountant Wheeler.

B. Approval of Audit Exemption.

District Accountant Wheeler discussed the audit exemption and requested the Exemption be ratified.

Following discussion upon motion made, second and carried, the Board ratified the Four Corners Business Improvement District Audit Exemption.

### **LEGAL MATTERS:**

A. SB 21-262 Special District Transparency and HB 21-1278 Electronic Meetings.

District Counsel Greher summarized the bill:

1. Districts organized after January 1., 2000 are required to provide to mail or email the call for nominations and provide them by at least one other method which includes (1) publishing the call for nomination, as required; or (ii) including as a prominent part of a newsletter, annual report, billing insert, etc.; or (iii) posting on the District's official website; or (iv) posting in at least three public places within the District boundaries and in the office of the Clerk and Recorder.
2. Districts organized after January 1, 2000, are required to set up and maintain a website by January 1, 2023.
3. Districts organized after January 1, 2000, are required to file an annual report by September 1 for preceding year.
4. Provide homeowners with a disclosure notice including anticipated fee and tax amounts to newly constructed residences.
5. Prohibition of Dominant eminent domain powers without written resolution from jurisdiction which the property to be condemned is in.

District Council Greher discussed the bill will be effective September 2021.

## RECORD OF PROCEEDINGS

Four Corners Business Improvement District

June 21, 2021

District Counsel Greher discussed HB21-1278 approved and allows districts to continue electronic meetings and SB21-231 that changes ratio of valuations and how Districts can adjust mill levy. This may affect this district.

### **DIRECTOR MATTERS:**

#### **A. Discussion and possible action on proposal for Bond Counsel Services from Kline Alvarado Veio with the District for bond issue:**

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board approved Bond Counsel Services from Kline Alvarado Veio subject to Board and District Counsel review.

District Counsel Greher discussed there may be only one Bond issue, either with Four Corners Metropolitan District or the Four Corners Business Improvement District.

#### **B. Discussion and possible action on proposal from Piper Sandler for Investment Banking Services with the District for bond issue:**

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board approved Investment Banking Services from Piper Sandler subject to Board and District Counsel review.

District Counsel Greher discussed there may be only one Bond issue, either with Four Corners Metropolitan District or the Four Corners Business Improvement District.

### **MANAGEMENT MATTER:** None

### **OTHER BUSINESS:**

The Board discussed in person meetings or via teleconferencing. Following discussion, upon motion made, seconded, and unanimously carried, the Board will continue its meetings via teleconferencing.

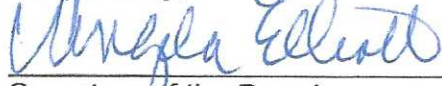
### **ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 11:02 a.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced special meeting and was approved by the Board of Directors of the Four Corners Business Improvement District.

RECORD OF PROCEEDINGS  
Four Corners Business Improvement District  
June 21, 2021

Respectfully,



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Secretary of the Board



**RECORD OF PROCEEDINGS  
MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF  
FOUR CORNERS BUSINESS IMPROVEMENT DISTRICT**

**HELD:** Thursday, March 18, 2021, at 10:30 a.m. VIA Teleconference  
in light of the COVID 19 Pandemic

**ATTENDANCE:**

A regular meeting of the Board of Directors of the Four Corners Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado; a conference telephone was in use at the meeting location in compliance with C.R.S. 11-57-211 and 24-6-402-(1)(b), with the following directors present and acting:

David Waldner (by videoconference/phone)  
Alex Carlson (by videoconference/phone)

Also, present by videoconference/phone: Ron Fano, Spencer Fane, LLP, District Counsel; Diane Wheeler, Simmons and Wheeler, District Accountant; Don Cullen, Teleos Management, District Manager; and, David Starnes, RMCS.

**CALL TO ORDER:**

On behalf of the Board, District Counsel Fano called the meeting to order at 10:36 a.m. and noted for the record that a quorum was present.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

The Board noted that disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded and unanimously carried, the Board directed that said disclosures be incorporated herein.

**PUBLIC COMMENT:**

None

**APPROVAL OF MINUTES:**

The Board reviewed the minutes of the November 12, 2020, Regular Meeting. Following discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the minutes of the November 12, 2020, regular meeting.

**FINANCIAL MATTERS:**

A. Ratification of Payment of Claims. District Accountant Wheeler presented the approval of payment of claims through February 2021 totaling \$5861.92.



RECORD OF PROCEEDINGS

Four Corners Business Improvement District  
March 18, 2021

Following discussion, upon motion duly made, seconded, and unanimously carried, the Board ratified the payment of claims in the amount of \$5,861.92.

B. Financial Statements ending December 31, 2020. District Accountant Wheeler discussed the year end financials for 2020. As of December 31, 2020, the General Fund has \$2,220; Capital Fund had zero balance.

Following discussion, upon motion duly made and seconded, upon vote and unanimously carried, the Board accepted the December 31, 2020 financials.

Approval of Audit Exemption. District Accountant Wheeler discussed the District is eligible for an audit exemption to be filed in March.

Following discussion, upon motion made, seconded and unanimously approved, the Directors were authorized to sign the audit exemption for filing in March.

**LEGAL MATTERS:**

District Counsel Fano will discuss matters of boundary changes at the Four Corners Metropolitan District board meeting immediately following.

**DIRECTOR MATTERS:**

None

**MANAGEMENT MATTERS:**

2021 Designated Posting Place: Manager noted that at the first meeting of the year special districts are required by statute to identify an official posting location for notices of meetings of the Board of Directors.

Following discussion, upon motion duly made, seconded and unanimously carried, the Board approved the 2021 Posting location on Erie Parkway, approximately 500 feet west of County Line Road near electrical box.

**OTHER BUSINESS:**

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 10:49 a.m.

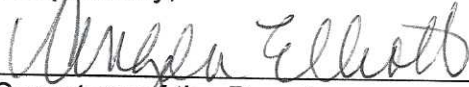
RECORD OF PROCEEDINGS

Four Corners Business Improvement District

March 18, 2021

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Four Corners Business Improvement District.

Respectfully,

  
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Secretary of the Board