

**PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NOS. 1-3**

**REGULAR MEETING**

5750 DTC Parkway, Suite 210

Greenwood Village, CO 80111

Monday, April 3, 2017

2:15 p.m.

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Peter Cudlip, President	Term to May 2018
Steven Zezulak, Secretary/Treasurer	Term to May 2020
Bryan McFarland, Assistant Secretary	Term to May 2018
Donald Provost, Assistant Secretary	Term to May 2018
Nicole (Haselden) Kawulok, Assistant Secretary	Term to May 2020

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**AGENDA**

1. Call to Order
2. Declaration of Quorum
3. Director Qualifications / Conflicts of Interest / Reaffirmation of Disclosures
4. Approval of Agenda
5. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
6. Consent Agenda - The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
  - a. Approval of March 6, 2017 Meeting Minutes
  - b. Consider Ratification of Approval for Resolution Regarding Approval of Eligible Costs and Authorization for Requisition No. 16
  - c. Consider Ratification of Approval for Resolution Regarding Approval of Eligible Costs and Authorization for Requisition No. 17
7. Capital Improvement Matters
  - a. Discuss Status of District Construction
  - b. Consider and Ratify Authorization of Bids for Outlet Mall Drainage Swale Project and Consider and Approve Notice of Award (District No. 2)
    - i. Consider Approval of Agreement between District No. 2 and 53 Corporation, LLC for Outlet Mall Drainage Swale Project and Authorize Notice to Proceed
  - c. Ratify Approval of Change Order No. 5, Colorado Designscapes, Inc. – Blocks 1-6 Site Furnishings and Landscaping (District No. 2)
  - d. Approve Change Order No. 1 with Apex Companies, LLC (District No. 2)

- e. Consider Approval of Change Order No. 1 with Sturgeon Electrical Company, Inc. for Electrical Conduit and Wiring of Signs (District No. 2)
  - f. Approve Letter Agreement with Craig Realty Group – Castle Rock, LLC for Block 4A Earthwork Cost-Sharing (District No. 2)
  - g. Discuss Colorado DesignScapes Warranty Matters
  - h. Discuss Retainage Matters and Final Payment Process
  - i. Discuss Final Payment Authorizations and Ratify Approval of Notice of Final Payment between District No. 2 and Hudick Excavating, Inc. d/b/a HEI Civil for the Block 1 Wet Utilities
  - j. Consider Approval of Notice of Final Payment between District No. 2 and Aggregate Industries-WRC, Inc. for the Block 1 Asphalt Package
  - k. Consider Approval of Notice of Final Payment between District No. 2 and Hi-Tech Electric for the Spine Infrastructure, Block 1 – Site Electrical Package
  - l. Other Capital Improvement Matters
8. Financial Matters
- a. Payables/Financials
  - b. Discuss Status of CAM Collection Matters
  - c. Other Financial Matters
9. Legal Matters
- a. Consider Approval of Reciprocal Easement Agreement between Gambel Oak, LLC; Greenspire Linden, LLC; Imperial Locust, LLC; Japanese Tree Lilac, LLC; Jupiters Beard, LLC; and Craig Realty Group – Castle Rock, LLC.
  - b. Consider Approval of Escrow Agreement between Block 4 Owners; Promenade at Castle Rock Metropolitan District No. 2; Craig Realty Group – Castle Rock, LLC; and Land Title Guaranty Company
  - c. Consider Approval of Drainage Facilities Construction Agreement between Promenade at Castle Rock Metropolitan District No. 2 and Craig Realty Group – Castle Rock, LLC
  - d. Ratify Modifications to Temporary Construction and Permanent Maintenance Easement Agreement with Craig Realty Group – Castle Rock, LLC
  - e. Discuss New Abbey Lane Maintenance Agreement
  - f. Other Legal Matters
  - g. Executive Session Pursuant to C.R.S., Section 24-6-402(4)(b) and (e) for the Purposes of Receiving Legal Advice on Specific Legal Questions, Determining Positions Relative to Matters that may be Subject to Negotiations and Developing Strategy for Negotiations and Instructing Negotiators
10. Other Business
- a. Next Regular Board Meeting May 1, 2017 at 2:15 P.M.
11. Adjourn