

## RESOLUTION NO. 20-003

### A RESOLUTION OF THE ARBORS OF ROCKWOOD COMMUNITY IMPROVEMENT DISTRICT CONFIRMING AND APPROVING THE PAYMENT OF OPERATING COSTS IN THE TOTAL AMOUNT OF \$16,954.82; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

**WHEREAS**, on October 18, 2016, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"), the Board of Aldermen of the City of Eureka, Missouri (the "*City*") adopted Ordinance No. 2394 (the "*Ordinance*"), establishing The Arbors of Rockwood Community Improvement District (the "*District*") as a political subdivision of the State of Missouri; and

**WHEREAS**, on February 22, 2017, the District's Board of Directors adopted Resolution No. 17-005, which authorized the District to levy a special assessment against the real property within the boundaries of the District (the "*CID Special Assessment*") pursuant to the CID Act; and

**WHEREAS**, pursuant to the Ordinance and the CID Act, the purpose of the CID Special Assessment is to fund certain public improvements within the boundaries of the District (the "*CID Project*") as set forth in the Ordinance; and

**WHEREAS**, on February 22, 2017, the Board of Directors of the District adopted Resolution No. 17-004, approving and authorizing the execution of a Development Agreement (the "*Agreement*") among the District, the City and Brewster Road, LLC (the "*Developer*"), to provide the process by which the District will reimburse the Developer for certain costs related to the CID Project, to provide for the payment of Operating Costs (as defined in the Agreement) and to provide assurances to the City regarding the implementation of the CID Project; and

**WHEREAS**, the District has incurred Operating Costs, as defined in the Agreement, and the Board of Directors of the District desires to confirm and approve the payment of said Operating Costs in accordance with the Agreement and the CID Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARBORS OF ROCKWOOD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

**Section 1. Confirmation and Approval of Payment of Operating Costs.** The District's Board of Directors hereby confirms and approves the payment of Operating Costs in the total amount of \$16,954.82 as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

**Section 2. District Officers to Execute Resolution.** The Chair or Vice Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and the Secretary or Assistant Secretary of the District is hereby authorized and directed to attest to this Resolution.

**Section 3. Further Authority.** All actions heretofore taken by the authorized officials, officers, representatives, agents and employees of the District in connection with the transactions contemplated by this Resolution are hereby confirmed and approved, and the District shall, and the officials, officers, representatives, agents and employees of the District are hereby authorized and directed

to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

**Section 4. Severability.** The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 5. Governing Law.** This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 6. Effective Date.** This Resolution shall take effect and be in full force upon its passage by the District's Board of Directors.

Passed this 24<sup>th</sup> day of June, 2020.

I, the undersigned, Chair of The Arbors of Rockwood Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on June 24, 2020.



**THE ARBORS OF ROCKWOOD  
COMMUNITY IMPROVEMENT DISTRICT**

  
\_\_\_\_\_  
Chair, Board of Directors

WITNESS my hand and official seal this 24<sup>th</sup> day of June, 2020.

ATTEST:

  
\_\_\_\_\_  
Assistant Secretary, Board of Directors

**EXHIBIT A**

**The Arbors of Rockwood Community Improvement District**

**OPERATING COSTS SUMMARY**

<b>Date</b>	<b>Vendor</b>	<b>Invoice Number</b>	<b>Amount</b>
5/1/2019	Development Dynamics	2019-05-07-2785-01	\$ 6,500.00
6/25/2019	Armstrong Teasdale	2385314	\$ 1,173.32
7/23/2019	Armstrong Teasdale	2395611	\$ 1,501.50
11/27/2019	MOPERM	138159	\$ 1,280.00
5/1/2020	Development Dynamics	2020-05-07-2785-01	\$ 6,500.00
<b>Total</b>			<b>\$ 16,954.82</b>



1001 Boardwalk Springs Place  
Suite 50  
O'Fallon, MO 63368-4151

Invoice No.

2019-05-07-2785-01

**INVOICE**

<b>Customer</b>	The Arbors of Rockwood Community Improvement District		
Name	c/o Development Dynamics LLC		
Address	1001 Boardwalk Springs Place, Suite 50		
City	O'Fallon	State	MO ZIP 63368-4151
Phone	636-561-8602		

<b>Billing Info.</b>	
Date	5/1/2019
Due	

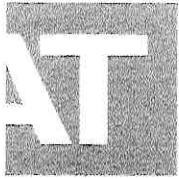
Date	Description	Hourly Rate	Hours	Total Due
	Performance of ongoing functions incidental to the operation of the District, including; preparation and monitoring of filings with state offices and agencies, review of reports associated with district revenue sources, monthly reconciliation of fund and account statements, accuracy checks of transactions, records maintenance (i.e., meeting preparation/agenda, minutes, resolutions, coordination with Board/other agents), expenditure processing, net proceeds transfers, budget monitoring, compliance efforts for District filings with city and state agencies, District business function/records responses, roster maintenance of businesses operating within the District, and ongoing District operational tasks.			
	Services for Fiscal Year 2019			\$ 6,500.00
<b>TOTAL DUE</b>				<b>\$ 6,500.00</b>

Approved by: \_\_\_\_\_  
Development Dynamics LLC

Please make checks payable to: **DEVELOPMENT DYNAMICS LLC**  
1001 Boardwalk Springs Place  
Suite #50  
O'Fallon, MO 63368-4151

Billing questions may be directed to Laura Lashley at 636.561.8602 or Pat Nasi.  
Fax number is 636.561.8605.  
Federal Tax ID 20-0179638

Thank you  
for your  
business!



Armstrong  
Teasdale

7700 Forsyth Boulevard, Suite 1800  
St. Louis, MO 63105  
Phone: 314.621.5070  
Fax: 314.621.5065

Fed ID: 43-1274026

Attn: Sarah Phillips  
c/o Arbors of Rockwood CID  
Development Dynamics  
1001 Boardwalk Springs Pl, #50  
O'Fallon, MO 63368-4151

June 25, 2019  
Invoice No. 2385314  
File No. 10507

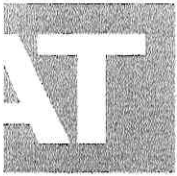
*Questions about your account? Contact us at  
accountinginfo@ArmstrongTeasdale.com or 314.719.8270*

**REMITTANCE COPY**  
Please return with payment

<b>Matter</b>	<b>Matter Name</b>	<b>Fees</b>	<b>Disbursements</b>	<b>Total</b>
18	Arbors of Rockwood CID	1,269.50	0.00	1,269.50
	Less Credits Applied:			-96.18
	<b>TOTAL AMOUNT DUE:</b>			<b>1,173.32</b>

**\*\* PAYMENT IS DUE UPON RECEIPT \*\***

**Please Remit Payment To:**  
ARMSTRONG TEASDALE LLP  
Department Number 478150  
P.O. Box 790100  
St. Louis, MO 63179-9933



Armstrong  
Teasdale

7700 Forsyth Boulevard, Suite 1800  
St. Louis, MO 63105  
Phone: 314.621.5070  
Fax: 314.621.5065  
Fed ID: 43-1274026

Attn: Sarah Phillips  
c/o Arbors of Rockwood CID  
Development Dynamics  
1001 Boardwalk Springs Pl. #50  
O'Fallon, MO 63368-4151

June 25, 2019  
Invoice No. 2385314  
File No. 10507

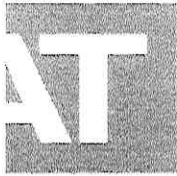
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SUMMARY OF INVOICE # 2385314

FOR PROFESSIONAL SERVICES THROUGH MAY 31, 2019

Matter	Matter Name	Fees	Disbursements	Total
18	Arbors of Rockwood CID	1,269.50	0.00	1,269.50
	Credit Adjustment:			-96.18
	<b>Current Invoice Total:</b>			<b>1,173.32</b>
	<b>TOTAL AMOUNT DUE</b>			<b>1,173.32</b>

**\*\* PAYMENT IS DUE UPON RECEIPT \*\***



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St. Louis, MO 63105  
Phone: 314.621.5070  
Fax: 314.621.5065

Fed ID: 43-1274026

Attn: Sarah Phillips  
c/o Arbors of Rockwood CID  
Development Dynamics  
1001 Boardwalk Springs Pl, #50  
O'Fallon, MO 63368-4151

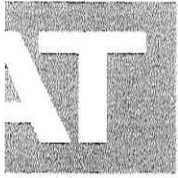
June 25, 2019  
Invoice No. 2385314  
File No. 10507 / 18

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**18 - ARBORS OF ROCKWOOD CID**

FOR SERVICES RENDERED THROUGH MAY 31, 2019:

<b>Fee Summary</b>				
<b>Date</b>	<b>Name</b>	<b>Hours</b>	<b>Amount</b>	<b>Narrative</b>
05/08/19	A. Odium	0.10	24.00	Review correspondence from L. Lashley to developer re issuance of obligations.
05/28/19	L. AuBuchon	3.30	775.50	Receive/review draft meeting documents from Development Dynamics; begin drafting list of Board meeting documents; emails to/from Development Dynamics regarding scheduling upcoming meeting; emails to/from R. Klahr regarding availability to review draft meeting documents.
05/29/19	L. AuBuchon	1.40	329.00	Confirm R. Klahr to review draft Board meeting packet; review status of outstanding items needed from Development Dynamics; send additional request to Development Dynamics for budget spreadsheet and confirmation regarding need to file amended financial report with Office of State Auditor; emails and calls to/from Development Dynamics regarding incorrect budget spreadsheet provided; review/revise draft Board meeting documents; revise list of documents for meeting packet.
05/30/19	L. AuBuchon	0.60	141.00	Receive confirmation of meeting date/time for upcoming meeting from Development Dynamics; revise draft Board meeting documents for same; update calendar invitation for confirmed meeting date/time.
	Total Hours:	5.40		
			Total Services	1,269.50
			<b>Matter Total</b>	<b>1,269.50</b>
			Credit Adjustment:	-96.18
			<b>Matter Total for Invoice</b>	<b>1,173.32</b>



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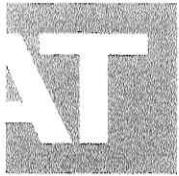
Fed ID: 43-1274026

Attn: Sarah Phillips  
c/o Arbors of Rockwood CID  
Development Dynamics  
1001 Boardwalk Springs Pl. #50  
O'Fallon, MO 63368-4151

June 25, 2019  
Invoice No. 2385314  
File No. 10507 / 18

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Teasdale

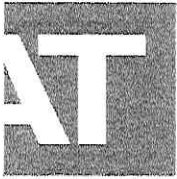
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O'Fallon, MO 63368-4151

June 25, 2019  
Invoice No. 2385314  
File No. 10507 / 18

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Attorney/Paralegal Summary			
Name	Rate	Hours	Amount
L. AuBuchon	235.00	5.30	1,245.50
A. Odum	240.00	0.10	24.00
<b>Total</b>		<b>5.40</b>	<b>1,269.50</b>



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Fed ID: 43-1274026

Attn: Sarah Phillips  
c/o Arbors of Rockwood CID  
Development Dynamics  
1001 Boardwalk Springs Pl, #50  
O'Fallon, MO 63368-4151

July 23, 2019  
Invoice No. 2395611  
File No. 10507

*Questions about your account? Contact us at  
accountinginfo@ArmstrongTeasdale.com or 314.719.8270*

**REMITTANCE COPY**  
Please return with payment

<b>Matter</b>	<b>Matter Name</b>	<b>Fees</b>	<b>Disbursements</b>	<b>Total</b>
18	Arbors of Rockwood CID	1,487.50	14.00	1,501.50
<b>TOTAL AMOUNT DUE:</b>				<b>1,501.50</b>

**\*\* PAYMENT IS DUE UPON RECEIPT \*\***

**Please Remit Payment To:**  
ARMSTRONG TEASDALE LLP  
Department Number 478150  
P.O. Box 790100  
St. Louis, MO 63179-9933



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Attn: Sarah Phillips  
c/o Arbors of Rockwood CID  
Development Dynamics  
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July 23, 2019  
Invoice No. 2395611  
File No. 10507

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SUMMARY OF INVOICE # 2395611

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FOR PROFESSIONAL SERVICES THROUGH JUNE 30, 2019

Matter	Matter Name	Fees	Disbursements	Total
18	Arbors of Rockwood CID	1,487.50	14.00	1,501.50
<b>TOTAL AMOUNT DUE</b>				<b>1,501.50</b>

**\*\* PAYMENT IS DUE UPON RECEIPT \*\***



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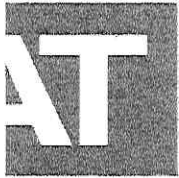
Attn: Sarah Phillips  
c/o Arbors of Rockwood CID  
Development Dynamics  
1001 Boardwalk Springs Pl, #50  
O'Fallon, MO 63368-4151

July 23, 2019  
Invoice No. 2395611  
File No. 10507

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**Summary of Prior Invoices Outstanding  
for Arbors of Rockwood CID - Matter #18**

<u>Invoice Date</u>	<u>Invoice No.</u>	<u>Invoice Amt</u>	<u>Payments Applied</u>	<u>Balance Due</u>
06/25/19	2385314	1,269.50	96.18	1,173.32
<b>Past Due Amount</b>				<b>1,173.32</b>
<b>Current Invoice Total</b>				<b>1,501.50</b>
<b>Total Now Due</b>				<b>2,674.82</b>



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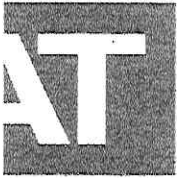
July 23, 2019  
Invoice No. 2395611  
File No. 10507 / 18

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**18 - ARBORS OF ROCKWOOD CID**

FOR SERVICES RENDERED THROUGH JUNE 30, 2019:

Fee Summary					
Date	Name	Hours	Amount	Narrative	
06/03/19	L. AuBuchon	0.40	94.00	Receive notice regarding completion of review of Board meeting packet from R. Klahr; forward PDF of meeting packet and revised draft documents to Development Dynamics; receive inquiry regarding Board membership from Development Dynamics; confer with R. Klahr regarding same.	
06/03/19	C. Hetterman	0.50	62.50	Assemble documents and compile meeting packet for June 6, 2019 Board meeting.	
06/03/19	R. Klahr	1.50	735.00	Review and revise CID Board meeting packet; conference with L. AuBuchon re same.	
06/04/19	L. AuBuchon	0.20	47.00	Receive update from Development Dynamics regarding Board; update/revise Summary of District for same.	
06/05/19	R. Klahr	0.20	98.00	Emails with L. Lashley and A. Odlum re follow-up from CID Board meeting.	
06/05/19	A. Odlum	0.10	24.00	Correspondence with L. Lashley on D. Richardson requests in relation to Board of Directors meeting packet and advise on same.	
06/06/19	A. Odlum	0.70	168.00	Participate in annual meeting and correspondence with R. Klahr and Development Dynamics on follow up items.	
06/10/19	L. AuBuchon	0.10	23.50	Receive notice regarding passing of R. Lindsey; update Summary of District.	
06/10/19	A. Odlum	0.10	24.00	Correspondence on annual meeting follow up items.	
06/27/19	L. AuBuchon	0.90	211.50	Receive/review signed documents and draft minutes from June 6, 2019 Board meeting from Development Dynamics; update system files for same; update/revise Summary of District; update/revise indexes.	
Total Hours:		4.70			
			Total Services	1,487.50	



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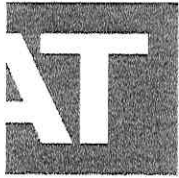
Attn: Sarah Phillips  
c/o Arbors of Rockwood CID  
Development Dynamics  
1001 Boardwalk Springs Pl, #50  
O'Fallon, MO 63368-4151

July 23, 2019  
Invoice No. 2395611  
File No. 10507 / 18

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Disbursements Summary		
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Date	Cost	Amount
	Total Digital Reproductions - 100 pages	14.00
	Total Disbursements	14.00
	<b>Matter Total</b>	<b>1,501.50</b>



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July 23, 2019  
Invoice No. 2395611  
File No. 10507 / 18

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accountinginfo@ArmstrongTeasdale.com or 314.719.8270*

Attorney/Paralegal Summary			
Name	Rate	Hours	Amount
C. Hetterman	125.00	0.50	62.50
L. AuBuchon	235.00	1.60	376.00
A. Odum	240.00	0.90	216.00
R. Klahr	490.00	1.70	833.00
<b>Total</b>		<b>4.70</b>	<b>1,487.50</b>



INVOICE

MISSOURI PUBLIC ENTITY RISK MANAGEMENT FUND

3425 Constitution Court, 3rd Floor  
P.O. Box 7110  
Jefferson City MO 65102  
(888) 566-7376 Fax (573) 751-8276

Date 11-27-2019	Invoice Number 138159
Account Number 4685	Policy Number LP-4685-202001

Invoice To:  THE ARBORS OF ROCKWOOD CID C/O DEVELOPMENT DYNAMICS 1001 BOARDWALK SPRINGS PL STE 50 O'FALLON MO 63368	Policy Term: January 1, 2020 to January 1, 2021  TERMS DUE UPON RECEIPT PLEASE REMIT PAYMENT TO: MOPERM 3425 Constitution Court, 3rd Floor P.O. Box 7110 Jefferson City MO 65102
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	Description	Amount
	General Liability	\$475.00
	Employment Practices Liability	\$425.00
	Errors & Omissions Liability	\$300.00
	Cyber & Information Breach Coverage	\$80.00
	TOTAL AMOUNT DUE	\$1,280.00





1001 Boardwalk Springs Place  
Suite 50  
O'Fallon, MO 63368-4151

Invoice No.

2020-05-07-2785-01

**INVOICE**

<b>Customer</b>	The Arbors of Rockwood Community Improvement District			
Name	c/o Development Dynamics LLC			
Address	1001 Boardwalk Springs Place, Suite 50			
City	O'Fallon	State	MO	ZIP 63368-4151
Phone	636-561-8602			

<b>Billing Info.</b>	
Date	5/1/2020
Due	

Date	Description	Hourly Rate	Hours	Total Due
	Performance of ongoing functions incidental to the operation of the District, including; preparation and monitoring of filings with state offices and agencies, review of reports associated with district revenue sources, monthly reconciliation of fund and account statements, accuracy checks of transactions, records maintenance (i.e., meeting preparation/agenda, minutes, resolutions, coordination with Board/other agents), expenditure processing, net proceeds transfers, budget monitoring, compliance efforts for District filings with city and state agencies, District business function/records responses, roster maintenance of businesses operating within the District, and ongoing District operational tasks.			
	Services for Fiscal Year 2020			\$ 6,500.00
<b>TOTAL DUE</b>				<b>\$ 6,500.00</b>

Approved by:   
Development Dynamics LLC

Please make checks payable to: **DEVELOPMENT DYNAMICS LLC**  
1001 Boardwalk Springs Place  
Suite #50  
O'Fallon, MO 63368-4151

Billing questions may be directed to Laura Lashley at 636.561.8602 or Pat Nasi.  
Fax number is 636.561.8605.  
Federal. Tax ID 20-0179638

Thank you  
for your  
business!