

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
HELD
JULY 25, 2011**

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, July 25, 2011 at 5:00 p.m., at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado 80124.

Attendance: In attendance were Directors:

John Herbolich
Mark Thomas
Roger Pearson
Dale Norblom
Greg Kelly

Also in attendance were:

Bob Blodgett; Clifton Gunderson LLP
Christine Harwell; Clifton Gunderson LLP
John Cotten; TST, Inc. of Denver
Tamara Seaver; Icenogle Seaver Pogue, P.C.
Jack Hidahl; City of Lone Tree
Susan Squyer; City of Lone Tree
Aaron Lott, Operations Manager; The Brickman Group
John Bartley, Branch Manager; The Brickman Group
Jim Gunning; Mayor of Lone Tree
Glen Neidert; resident

Call to Order

Director Herbolich called the meeting to order at 5:00 p.m.

Declaration of
Quorum/Director
Qualifications/
Disclosure Matters

A quorum was declared present, all Directors are qualified, and there are no disclosure matters.

Approval of
Agenda

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Upon a motion by Director Herbolich, seconded by Director Norblom, the Board approved the agenda as presented.

Public Comments

None.

Director Herbolich stated that he would prefer the Board not address any items which are not included in the packet delivered to the Board ahead of time. He noted there were several hand outs tonight on engineering projects. Mr. Blodgett will remind the consultants.

Director Herbolich reported that the project information to be discussed tonight should be tabled until a workshop in September so that the Board can review all of the projects along with its budget and priorities for the remainder of this year and 2012. The Board concurred.

CONSENT AGENDA

Director Pearson asked that the claims be removed from the agenda. Director Thomas noted that the claims had been removed each month from the Consent Agenda. The Board decided that the claims would not be on the Consent Agenda in the future. They will be on the Discussion Agenda.

Upon a motion made by Director Kelly, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the Consent Agenda with the exception of Item VI. A, the June claims.

- V. Review and Approve Minutes of the June 27, 2011 Regular Meeting
- VI. Financial Items
 - B. Accept Denver Water Usage Water Report
- VII. Landscape Maintenance Items
- VIII. Manager Items
 - A. Approve Joint Capital Projects Report and Current 5Year Capital Improvement Plan
 - B. Accept Irrigation Tap and Clock Locations Map
 - C. Informational Items

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DISCUSSION AGENDA

- VI. A. Approve June Claims Totaling \$87,733.31 and Approve Directors' Fees Totaling \$471.75 (Removed from Consent Agenda)

Director Pearson asked about the Patriot Pest Control contract work. Mr. Lott indicated this is a monthly treatment of voles that are eating the junipers and other shrubs in the Lincoln, Yosemite and Quebec medians. He indicated the treatment is very helpful to eliminate the voles.

Upon a motion duly made by Director Thomas, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the June claims dated July 22, 2011 represented by checks 3126 through 3136 totaling \$87,733.31 and Directors' Fees represented by checks 3117 through 3121 totaling \$471.75. Check numbers 3121 through 3125 were voided.

- IX. Landscape Maintenance/Construction Items

- A. Accept July Landscape Maintenance Report

Mr. Lott reviewed the Brickman monthly maintenance site report dated July 18, 2011. After discussion, the Board accepted the report.

He reported the District is addressing a weed problem adjacent to the Enclave in the recently seeded areas. As soon as the grass has another week to mature, the weeds will be treated, will turn white and will be removed by Brickman.

The Board thanked Brickman for their proactive approach to managing the District's landscape.

- B. Discuss Valve and Irrigation Wiring Maintenance/Repairs Future Plan

Mr. Lott recommended the Board not spend the time or the effort to prepare a future plan. The Board addressed the valve and irrigation wiring on the north side of Lincoln at last month's meeting. This is the only current problem. Technology is likely to change in the future, such that a wireless solution will be available for future valve and irrigation systems.

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Director Kelly asked how dead turf problems can be addressed in the future?

Mr. Lott indicated the key is winter watering. If the winter is very dry into November and December, Brickman will need to water by truck those areas with southern exposures that get a lot more sun and tend to dry out and kill the grass. He will monitor this fall and recommend to the Board additional winter watering if beyond what is in their budget presently.

- C. Approve Additional Landscaping at City of Lone Tree Monument Sign Southeast Corner of County Line and Quebec - \$2,971

After discussion, upon a motion by Director Thomas, seconded by Director Kelly, and upon vote unanimously carried, the Board approved the additional landscaping work order at the City of Lone Tree Monument sign at the southeast corner of County Line and Quebec in an amount of \$2,971. Mr. Cotten reported the City of Lone Tree has approved this work on their property.

Director Herbolich asked Mr. Cotten to review and provide recommendations regarding the City of Lone letters on the sign. He stated that the black background is not very visible. He recommended green. Mr. Cotten will evaluate.

- D. Work Orders

None.

- E. Terra Ridge Water Use Concerns

Mr. Blodgett provided the current status on Terra Ridge water use issues. The Terra Ridge Board expressed concern about their water bills being much higher in June 2011 than June 2010. Mr. Lott explained that the ET Controllers provide an effective amount of water use, not necessarily a reduced amount of water use. They provide what is needed for the current turf conditions.

Mr. Blodgett reported that Brickman has communicated to the HOA that they may override the controller if desired since they pay the water bill. Brickman and the Board are opposed to this decision because the controllers have only recently been installed and need time to operate and provide accurate usage figures for comparison year to year.

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The Board asked Ms. Seaver to review the District's controller irrigation agreement with Terra Ridge HOA and verify that the HOA does have the option of manually controlling the water and overriding the ET system.

The Board asked Mr. Lott to schedule a meeting with the Terra Ridge Board Member, Mr. Solomon, and/or the Terra Ridge HOA manager to discuss the water usage and the controllers. The Board asked they be notified when the meeting is set so that one or more can attend.

F. Other

Director Pearson discussed the possibly of removing the turf in the Lone Tree Parkway medians.

Mr. Lott reported that Brickman cannot aerate the turf in the Lone Tree Parkway medians due to the Net Firm in place. Mr. Lott reported the Timberline medians still have pop-up valves for water and can be aerated so there is not as much of a problem with that turf.

Director Herbolich asked that Brickman provide cost estimates for removal of the turf in the Lone Tree Parkway medians and replacement with other materials for discussion at the Board's September work session regarding the 2012 budget.

X. Construction Project Items

A. Lone Tree/PMMD Joint Cooperative Projects

1. Under Construction
 - a. Pedestrian Lights on South Side of Lincoln (Yosemite to Highland Ranch Boundary)

Mr. Cotten reported these lights are under construction and should be completed in September.

The Board will discuss a possible lighting ceremony at the August meeting.

2. Under Design

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- a. Parkway Drive Reconstruction and Landscaped Medians

Mr. Cotten reported the design for the reconstruction and the medians has been prepared. It will be sent out to bid soon. Mr. Cotten reported he is still attempting to meet with the general managers of the two car dealerships to inform them of the project. The Board expressed concern about proceeding with the project without feedback from the general managers of the dealerships. Mr. Cotten will update the Board as soon as feedback has been received from the affected property owners.

3. Under Study

- a. Parkway Drive Landscaped Medians (Bozarth Way to Yosemite)

Mr. Cotten presented a cost estimate of \$310,000 for this work. It can be bid as an alternate item with the medians that have been approved to the west of Bozarth Way to Acres Green. The Board will discuss funding for this project at its September workshop.

- b. Retaining Walls at Northeast and Northwest Corners of Yosemite and C-470/Park Meadows Center Drive

Mr. Cotten reported the City of Lone Tree owns the retaining walls at the northwest corner of Yosemite and C-470/Park Meadows Center Drive and maintains them. He reported that a private entity owns the retaining walls on the northeast corner of C-470 and Park Meadows Center Drive.

Director Pearson expressed concern about the appearance of these walls as you enter the Park Meadows commercial area from the Yosemite off ramp going north on Yosemite from C-470. He asked that Mr. Cotten provide cost estimates for stone veneer on these retaining walls instead of the existing concrete. The Board agreed to review

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this information at its September work session. Mr. Cotten estimated the cost at approximately \$160,000. He will provide the current cost estimates and indicate which walls this cost covers.

c. Future Traffic Signals on County Line Road
(Quebec to I-25)

Mr. Cotten reported that the City would like to rebuild these signals over the next five years and eliminate the span wire that currently exists. The signals to be reconstructed are on County Line at I-25, Chester, Yosemite, Willow, Acres Green and Parkway Drive. The City's goal is to complete the County Line/I-25 signal and the Chester/County Line signal in 2012. Each signal will cost approximately \$250,000. The City asked the District to participate as much as possible in these future signals. Mr. Blodgett will add this to the Capital Project list. This will be discussed at the September work session meeting also.

d. Renovation of Lone Tree Parkway Median (West of Yosemite)

Mr. Cotten presented the Terra Care proposal for \$4,700 to remove and replace the flagstone and leave the rock, and removal and replacement of flagstone in addition to the rock and replace the rock with flagstone for \$9,000.

After discussion, upon a motion duly made by Director Kelly, seconded by Director Thomas, and upon vote unanimously carried, the Board agreed to replace the flagstone and the rock with flagstone at a cost of \$9,000 by Terra Care.

B. Other City of Lone Tree Projects

1. Park Meadows Center Drive Widening from 1 to 2 Lanes at Intersection with County Line Road-Concept Plan

Mr. Cotten reported he met with CDOT last week. CDOT has asked that this project and the I-25 County Line

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signal, the additional southbound off-ramp from I-25 onto County Line, the PF Chang median turn lane and the possibility of a westbound left turn lane into southbound Park Meadows Center Drive from County Line be packaged in a 1601 Application and submitted to the State for review and approval. Mr. Cotten will prepare the Application this fall. He anticipates he may hear from the State by spring of 2012.

2. Pilot Project for Flagstone Repairs on Yosemite Median Adjacent to the Enclave

Mr. Cotten reported this will be monitored until the spring of 2012. Director Herbolich noted Directors Pearson and Kelly are on a committee of the board to assist in the RFP for flagstone median repair work next year with either mortar or Breeze, depending on the results of the pilot project.

C. Other

Director Pearson noted that he and Director Herbolich attended the recent meeting held by the City of Lone Tree regarding the addition of a pedestrian/bike tunnel under Lincoln near the current golf tunnel connecting the Lone Tree Golf Course.

Director Herbolich noted there are dead trees that need to be replaced in the new Park Meadows Drive median. Mr. Cotten reported that these trees are under warranty and will be replaced by the contractor

XI. Manager's Report

None.

XII. Financial Items

- A. Review and Approve the June 30, 2011 Financial Statements and Cash Position

Ms. Harwell reviewed the statements with the Board. She noted that due to the decrease in the assessed valuation for collection in 2012, that a portion of the budgeted \$350,000 transfer from the General Fund to the Capital Projects Fund in 2011 may be needed for the Debt Service Fund for 2012 payments at the

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current mill levy. This will be further discussed in the 2012 budget process.

After discussion, upon a motion duly made by Director Norblom, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the June 30th financial statements and cash position.

B. Discuss Investment Rates

Ms. Harwell reviewed recent quotes from several banks regarding estimates of District's idle cash. After discussion, the Board decided to leave the District's investments with ColoTrust Plus rather than spend additional time and money for a marginal gain by moving some of the funds to a bank.

C. Other

None.

XIII. Attorney's Report

None

XIV. Director's Items

A. Review the Board's Email Communications Policy

Ms. Seaver reviewed the present policy with the Board. She recommended revisions to Section 4b. regarding communication between board members regarding District business. The Board concurred. This will be brought back for final approval at the August meeting.

B. 2011 SDA Annual Conference September 14 – 16, Breckenridge

Directors Thomas, Kelly and Pearson will attend on behalf of the District. Director Herbolich will be attending on behalf of both Southgate Sanitation District and Southgate Water District, as well as Park Meadows Metropolitan District.

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C. 2012 Budget Work Session

After discussion, the Board decided to meet on Monday, September 19, 2011 from 10:00 a.m. to 1:00 p.m. at the Lone Tree Golf Club for a 2012 budget work session and goal setting meeting. This will be a continued board meeting after the August regular board meeting.

XV. Other Items

None.

XVI. Adjournment

Upon motion by Director Herbolich, seconded by Director Pearson, having no further business to discuss, the meeting was adjourned at 6:45 p.m.

Respectfully submitted,



Secretary for the Meeting

Next Scheduled Meeting: The Next Regular Meeting is scheduled for August 22, 2011 at 5:00 p.m. at the Lone Tree Civic Center, Meeting Room A, 8527 Lone Tree Parkway, Lone Tree, Colorado.