

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
HELD
SEPTEMBER 26, 2011**

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, September 26, 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
Matt Bevill; The Brickman Group
John Cotten; TST, Inc. of Denver
Jack Hidahl; City of Lone Tree
Sharon Van Ramshorst; City of Lone Tree
Susan Squyer; City of Lone Tree
Seth Hoffman; City of Lone Tree
Jim Gunning; Mayor of Lone Tree
Mike Connor; Deputy Public Works Director, City of Centennial
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.

RECORD OF PROCEEDINGS

Approval of Agenda

Upon a motion by Director Norblom, seconded by Director Thomas, the Board approved the agenda as submitted.

Public Comments

None.

CONSENT AGENDA

Directors Thomas and Kelly asked that the September 19, 2011 meeting minutes be removed from the Consent Agenda.

Mr. Blodgett reported that Item VIII - Accept Capital Projects Report was not included in the board meeting packet.

Upon a motion made by Director Kelly, seconded by Director Norblom, and upon vote unanimously carried, the Board approved the Consent Agenda with the exception of the September 19, 2011 special meeting minutes and the Capital Projects Report.

- VI. Review and Approve Minutes of the August 22, 2011 Regular Meeting
- VII. Landscape Maintenance Items
 - A. Approve Work Order with Brickman for Deep Root Feed Trees - \$6,440
 - B. Approve Work Order with Brickman for Southside Lincoln Planting - \$1,896.00
- IX. Information Items

DISCUSSION AGENDA

Upon a motion made by Director Pearson, seconded by Director Kelly, and upon vote unanimously carried, the Board approved the September 19, 2011 special meeting minutes as amended.

RECORD OF PROCEEDINGS

X. Lone Tree Public-Private Partnership

Mr. Hoffman reviewed a proposal from the partnership of Health One, Fluidra, Colorado Star Swim Team and Coventry Development for a world class competitive aquatic and wellness center with seating for more than 1000 spectators to be located adjacent to Sky Ridge Medical Center. This pool would also contain the North American headquarters of Fluidra, a \$1 billion multinational corporation. The estimated cost of the project is approximately \$19,600,000. The City of Lone Tree is assisting the project and attempting to facilitate the provision of the financing. No financial commitments have yet been made by the City. It is hoped that the pool can be approved and under construction in early 2012 for completion in 2013.

The Board expressed support for the project.

XI. Landscape Maintenance/Construction Items

A. Accept September Landscape Maintenance Report

Mr. Bevill reviewed his report with the Board. After discussion, the Board accepted the report.

B. Terra Ridge Irrigation Water Usage Concerns

Mr. Blodgett reviewed the September 20, 2011 email letter from HindmanSanchez, attorneys for the Terra Ridge HOA requesting information on the District's irrigation systems adjacent to Terra Ridge. Mr. Blodgett reported that he responded this afternoon with a diagram prepared by Mr. Bevill, as well as information on clocks and stations. He indicated in the letter, that the District does not have any as builts for the irrigation system. The District began maintenance of the irrigation system after the HOA had been built and the City had been incorporated. Mr. Cotten indicated the as builts for irrigation lines probably do not exist. Mr. Blodgett reported he referred the questions from HindmanSanchez regarding the Northern Douglas County Water & Sanitation District to another manager in his office who handles this district. PMMD does not have any involvement with this part of the irrigation system at Terra Ridge.

Mr. Bevill reviewed the diagrams he prepared in regards to the Terra Ridge irrigation system. He reported that a three inch tap/meter does not appear on the Terra Ridge bill presently. The

RECORD OF PROCEEDINGS

Board asked him to contact Mr. Hebert with Denver Water to discuss the status of this three inch meter. Mr. Bevill will do so.

XII. 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 Excel determined that a transformer cannot now be used by the City. Excel previously indicated that this transformer was acceptable. A new transformer must now be supplied. Mr. Cotten indicated this could be several weeks or several months. Following that, the lights will be set on the bases and be operational.

b. Parkway Drive Reconstruction

Mr. Cotten reported this project is underway in two phases, and should be completed in 2012. He indicated that he is still awaiting a response from the car dealerships regarding the offer by the City to construct the additional landscaped right-of-way in exchange for the car dealerships providing the water and the District maintaining the right-of-way.

Mr. Cotten reported that the District's share remains at \$250,000 - \$50,000 to be expended in 2011 and \$200,000 in 2012.

2. Under Design

a. None.

3. Under Study

a. 1601 Projects (Park Meadows Center Drive and County Line Road) Submitted to CDOT

RECORD OF PROCEEDINGS

Mr. Cotten reported that these will not be submitted to CDOT until an IGA is approved between the City of Lone Tree and the City of Centennial establishing responsibilities for future construction and maintenance obligations along County Line Road from I-25 to Quebec. The cities need to determine the official boundaries between the cities and the responsibilities for the roadway. Mayor Gunning indicated that he is hopeful that an IGA can be finalized in the next few months. Mr. Connor indicated it would most likely have to wait until after the City Council elections in November and the new City Council installation in January, so that it could be completed in the spring of 2012. Mr. Cotten indicated that at that point the project would be submitted to CDOT and it is possible it could still be approved for construction in 2012. There are four separate projects at the intersection of County Line Road and Park Meadows Center Drive that will be a part of the 1601 process at this point.

The IGA between the two cities will also determine responsibilities for construction of future landscaped medians on County Line Road. Until that is done, the District cannot proceed with the landscaped medians.

b. Other Projects

Mr. Cotten reported that the TMA is proceeding with a traffic study along County Line Road. Douglas County will coordinate this study. Lone Tree is contributing \$50,000 to the study, along with Douglas County, Centennial and Arapahoe County. This study could also affect the proposed 1601 projects submitted to CDOT.

XIII. Financial Items

A. Review and Approve the September 21, 2011 Cash Position

Mr. Blodgett reviewed the cash position report with the Board. After discussion, the Board accepted the report.

RECORD OF PROCEEDINGS

- B. Approve August Claims Totaling \$50,691.26 and Approve Director Fees Totaling \$943.50

Upon a motion duly made by Director Herbolich, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the August claims represented by checks 3162 through 3174 totaling \$50,691.26 and director fees represented by check numbers 3152 through 3161 totaling \$943.50 for two board meetings.

- C. Denver Water Usage Report

Mr. Blodgett reviewed the Denver Water Usage Report with the Board. A copy was provided to the City of Lone Tree for distribution to the Terra Ridge HOA. Mr. Blodgett will also provide a copy to them.

- D. Other

None.

XIV. Manager's Items

- A. Review Revised Five Year Capital Improvement Project Plan

Mr. Blodgett reviewed the Revised Five Year CIP dated September 20, 2011 with the Board. The Board will provide additional input and a further revision will be provided at the October Board meeting.

- B. 2012 Budget Process

1. Review Draft 2012 Budget

Mr. Blodgett reviewed the 2012 draft budget with the Board. After discussion, the board appointed Directors Pearson and Norblom to a committee to meet with Mr. Blodgett and Ms. Harwell to finalize the draft budget for the October Board meeting.

2. October 24, 2011 Meeting – Discuss Draft Budget

The revised draft will be further discussed.

RECORD OF PROCEEDINGS

3. November 28, 2011 Meeting & Public Meeting

The Board will review and approve the budget at the November 28, 2011 Board Meeting.

C. Website Update

The Board reviewed the usage statistics for the last 12 months dated September 19, 2011 provided by Mr. Nearing. Mr. Blodgett reported that Mr. Reid is preparing updates to the website.

D. Flagstone Repairs in Medians

Mr. Cotten reported the concrete median nose repairs adjacent to the Enclave have been finished. Ol' Stone can now complete the flagstone repair work. Mr. Blodgett will inform Mr. Reid and Ol' Stone.

TST will prepare the RFP for the tuck point repair work for 2012 and supervise the contractor in the future.

XV. Attorney's Report

None

XVI. Director's Items

A. Approve Policy Regarding Charges for Documents Associated with an Open Records Request

Upon a motion duly made by Director Pearson, seconded by Director Herbolich, and upon vote unanimously carried, the Board approved a resolution designating an official custodian for purposes of the Colorado Open Records Act and the rules related to requests for inspection of public records pursuant to CORA § 24-72-201 as recommended by Ms. Seaver.

B. 2011 SDA Collaboration Award

The Board approved the language to be placed on a commemorative plaque adjacent to the award presented by SDA in the City of Lone Tree's trophy case at the Civic Center.

RECORD OF PROCEEDINGS

C. Expense Reimbursement Policy Related to Guest Food and Alcohol

After discussion, the Board approved a policy providing that the District will reimburse the cost of spouses/guests for board dinners and conferences along with food. Alcohol expenses will be paid by the District's consultants.

XVII. Other Items

None.

XVIII. Adjournment

Upon motion by Director Herbolich, seconded by Director Kelly, and upon vote unanimously carried, having no further business to discuss, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,


Secretary for the Meeting

Next Scheduled Meeting: The Next Regular Meeting is scheduled for October 24, 2011 at 5:00 p.m. at the Lone Tree Civic Center, Meeting Room A, 8527 Lone Tree Parkway, Lone Tree, Colorado.