

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
HELD
MARCH 26, 2012

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, March 26, 2012 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
Greg Kelly
Dale Norblom

Also in attendance were:

Bob Blodgett; CliftonLarsonAllen LLP
Matt Bevill; The Brickman Group
Sharon Van Ramshorst; City of Lone Tree
John Mullins: Park Meadows BID Manager
John Cotten; TST, Inc. of Denver

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

Upon a motion by Director Kelly seconded by Director Herbolich the Board approved the agenda as submitted.

Public Comments

There were none.

CONSENT AGENDA

Director Herbolich noted Mr. Blodgett had distributed copies of an amended page 6 of the February 27, 2012 minutes at his request. The amendment clarifies the names of the representatives of the Ridgeview and Terra Ridge HOA's who received Mr. Hidahl's February 16, 2012 letter regarding the City's residential street safety and lighting study. The Board concurred with this amendment.

Upon a motion made by Director Pearson, seconded by Director Herbolich, and upon vote unanimously carried, the Board approved the Consent Agenda as presented.

- V. Review and Approve Minutes of the February 27, 2012 Regular Meeting as Amended
- VI. Approve Capital Projects Report
- VII. Information Items

Director Herbolich noted that the SEBP informational email included by Mr. Blodgett noted that SEBP is requesting articles from members and others in the corridor regarding their activities. He recommended that the District submit an article regarding its 2011 Collaboration Award received from SDA for the District's work with the City of Lone Tree and Douglas County during the past 15 years.

The Board concurred. Mr. Blodgett will draft an article for review by the Board prior to submitting it to SEBP.

DISCUSSION AGENDA

- VIII. Landscape Maintenance/Construction Items
 - A. Accept March Landscape Maintenance Report

Mr. Bevill reviewed the March 20th site report with the Board. He noted that numerous repairs to irrigation heads and lines are due as a result of this year's snow removal efforts. There is above normal damage to areas adjacent to walks and curbs. Mr. Cotten reported that this is incidental to the City's snow removal efforts on streets and sidewalks. The City does not pay for these repairs. It is the District's responsibility.

Mr. Bevill reported that there is also damage to the landscaping on the south side of Lincoln resulting from the WL Contractors work. Mr.

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Cotten reported this will be an obligation of WL Contractors to repair and replace.

After discussion, the Board accepted the report.

B. Timberline Median Renovation Schedule (Lodgepole to Highlands Ranch Boundary)

Mr. Bevill reported that Brickman and the City are recommending that raised planter beds be constructed in median C of the Timberline medians. This is the median west of the elementary school. This is an improvement to the existing planned improvements. Mr. Cotten reported that this would cost approximately \$10,000 to \$15,000 additional for the work.

Mr. Blodgett noted the budget for the Timberline median renovation is \$180,000 at the present.

Upon a motion duly made by Director Pearson, seconded by Director Kelly, and upon vote unanimously carried, the Board approved an amendment to the Timberline median renovation budget to provide for a not to exceed \$200,000 for the necessary work.

Mr. Bevill reported that Brickman is 100% finished with the removal of the existing landscape materials.

C. Lone Tree Parkway Median Renovation Schedule (Club Terrace to Lincoln)

Mr. Bevill reported this work is approximately 95% complete with removal of existing materials.

D. Other

Director Pearson asked about the schedule for replacing the grass by the Chuck E Cheese property on the southeast corner of County Line and Quebec. Mr. Bevill reported this is scheduled for the last week of April or first week of May when irrigation is available for the new grass.

IX. Construction Project Items

A. Lone Tree/PMMD Joint Cooperative Projects

1. Under Construction

- a. Parkway Drive – (Acres Green to Bozarth Way)

Mr. Cotten reported that Aggregate Industries is back at work on this project. Sub grade is being addressed. Paving will commence in the next month or so.

2. Under Design

- a. Parkway Drive Landscaped Medians – (Acres Green to Bozarth Way)

Mr. Cotten reported the landscaped median bids will be taken in the next few weeks.

The Board asked that Mr. Blodgett verify what funds were “rolled over” from the Parkway Drive construction project from 2011 that are available to spend in 2012 on the landscaped median project.

3. Under Study

- a. 1601 Application Projects (Park Meadows Center Drive and County Line Road) Status of IGA with City of Centennial

Mr. Cotten reported the IGA with the City of Centennial is not yet complete. He reported that the southbound off ramp onto I-25 and the PF Chang extended turn lane extension may be able to be completed in 2012. The remaining projects would await the Douglas County Transportation Study of County Line Road (Chester to Inverness Way) which will commence in 2012.

- b. Other - None

B. COLT Residential Street Lighting and Safety Study

Mr. Cotten reported the City Council was briefed on March 6th. Another briefing will be provided in mid April. It is possible this report will be ready for the April PMMD Board meeting. If not, it will be provided at the May meeting.

C. C470/Yosemite Multi Modal Overpass-Status of CDOT Grant Application

Mr. Blodgett reported that Mr. Griffith informed him the District project made the first cut of the CDOT review. Approximately \$40 million in project requests were made. There is approximately \$20 million in funds available. Mr. Griffith indicated the results of the review and those selected for the projects would be known in the next few months.

D. 2012 Tuck Point Repair Recommendations and Priorities

Director Pearson noted that he and Director Kelly walked the medians with Mr. Goertz, from TST, today.

Director Kelly noted that parts of some medians were in very good condition and other parts were not in good condition at all. Director Pearson reported that the work done by Orin Turner on the raised medians looks very good. The flat surface work did not look as good.

The consensus seemed to be that the colored caulk was the best material to utilize for the flagstone repairs rather than grout or Breeze.

Directors Pearson and Kelly noted that the Sunningdale median looked the best of any of the medians. This was a revised spec in 2010.

The Board asked Mr. Cotten to prepare the specifications utilizing the Sunningdale specifications as a model and return to the April Board meeting if possible for approval of the bids for the 2012 work.

Director Pearson noted there is \$60,000 in the budget for tuck point repairs in 2012.

E. Other

Mr. Cotten reported the cost of painting the retaining walls on Yosemite at Park Meadows Center Drive is approximately \$15,000 to \$20,000. This would pay for the lower wall only and the wall on the Great Indoors site. The Board tabled action to the next Board meeting.

X. Financial Items

A. Review and Approve the March 19, 2012 Cash Position Report

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

- B. Approve February Claims Totaling \$19,619.17 and Approve Directors' Fees Totaling \$471.75

Mr. Blodgett reviewed the claims report with the Board. After discussion, upon a motion duly made by Director Herbolich, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the February claims represented by checks 3257 through 3261 totaling \$19,619.17.

Upon a motion by Herbolich, seconded by Director Pearson, the Board approved payment of the Directors' fees represented by check numbers 3252 through 3256 totaling \$471.75.

The Board noted that the Brickman monthly contract bill was not included in the claims. After discussion, upon a motion duly made by Director Herbolich, seconded by Director Thomas, the Board approved payment immediately of the \$17,528.00 plus monthly Brickman contract bill. Mr. Blodgett will have the check processed.

- C. Denver Water Usage Report

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

- D. Other – None.

XI. Manager's Items

- A. Director's Election Results

Mr. Blodgett reported that Ms. Van Ramshorst and Director Herbolich were the only candidates for the two Board vacancies. The election was cancelled. Director Herbolich and Ms. Van Ramshorst will be sworn in at the May Board meeting.

- B. SDA Conference Speakers

Mr. Blodgett reported SDA is seeking recommendations for speakers for the 2012 conference.

- C. Referrals

None.

XII. Attorney's Report

Ms. Seaver was not present at the meeting.

XIII Director's Items

A. SEBP Annual Luncheon May 18, 2012, 11:00 a.m. to 1:00 p.m.

Director Kelly recommended that the Board buy a table at the SEBP Annual Luncheon to show their support for the numerous transportation projects in the I-25 corridor that benefit residents and property owners within the District. After discussion, upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the purchase of a table for the District at the SEBP Annual Luncheon. Tentatively, Directors Pearson, Kelly, Thomas and Herbolich, Director Elect Van Ramshorst, Mr. Blodgett, Mr. Bevill, Mr. Reid. Ms. Baumgartner and Ms. Seaver would attend the luncheon on behalf of the District. The Board also asked that Mr. Blodgett contact Ms. Schenk-Kelly, Park Meadows Mall Manager, and invite her to sit at the table.

B. Lone Tree State of the City

Director Pearson reported that the State of the City address by Mayor Gunning is May 17th. Directors Herbolich, Thomas, Pearson, Kelly and Director Elect Van Ramshorst expressed an interest in attending. Mr. Blodgett will also attend. He will register the Board for this event.

C. City Council Race

Ms. Van Ramshorst noted that Ms. Kim Munson is running for her vacant seat. It was not yet clear whether Mr. Anderson will have an opponent in District 1. The Mayor's office is also up for election in May.

Director Herbolich noted there is an April 6th deadline to file for the vacant City Council seats or the Mayor's race.

XIV. Other Items

None.

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XV. Adjournment

Upon motion by Director Herbolich, seconded by Director Norblom, and upon vote unanimously carried, having no further business to discuss, the meeting was adjourned at 6:30 p.m.

Respectfully submitted,


Secretary for the Meeting

Next Scheduled Meeting: The Next Regular Meeting is scheduled for April 23, 2012 at 5:00 p.m. at the Lone Tree Civic Center, Meeting Room A, 8527 Lone Tree Parkway, Lone Tree, Colorado.