

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
HELD
JUNE 25, 2012

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, June 25, 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
Sharon Van Ramshorst

Also in attendance were:

Bob Blodgett; CliftonLarsonAllen LLP
Matt Bevill; The Brickman Group
Susan Squyer; City of Lone Tree
John Cotten and Taylor Goertz; TST, Inc. of Denver
Roger Borchering; Cypress Green HOA Manager
Jaidyn Petrovich; Susan Squyer's granddaughter
Jack Hidahl; City of Lone Tree

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 Herbolich seconded by Director Pearson the Board approved the agenda as submitted.

Public Comments

None.

CONSENT AGENDA

Upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the Consent Agenda as submitted. Mr. Blodgett noted he had adjusted the 2012 capital projects budget to include the additional unanticipated cost increase in the Timberline hardscape from \$105,000 to \$156,000. This will be discussed later on the agenda tonight.

- V. Review and Approve Minutes of the May 21, 2012 Regular Meeting
- VI. Approve Capital Projects Report
- VII. Accept Denver Water Usage Report
- VIII. Information Items

DISCUSSION AGENDA – CURRENT BOARD

IX. Landscape Maintenance/Construction Items

A. Accept June Landscape Maintenance Report

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

B. Southeast Corner of Quebec and County Line – Turf Replacement

Mr. Bevill reported the new turf is in place. He is watering it daily. He noted the Denver Water Board allows watering of new sod daily for up to 14 days and seed for 30 days. Brickman is in compliance with this requirement in order to establish the turf.

Director Van Ramshorst noted the doggie bag stations are empty at the site adjacent to the Civic Center and on the golf course. The City will follow up with the Civic Center and Mr. Bevill will notify the South Suburban Park District regarding the golf course location.

C. Work Orders

- 1. Tree Replacements Round 2 - \$2,186

Upon a motion duly made by Director Van Ramshorst, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the work order for the tree replacements round 2 in the amount of \$2,186.

D. Park Meadows Drive Medians (Yosemite to Acres Green)
Landscape Replacement – Trees and Shrubs Replacement – TBD

Mr. Bevill distributed copies of a work order to provide for replacement of approximately 1,100 trees, shrubs and perennials in the medians which have died. It also calls for soil enhancement. The total cost is \$59,265.

Mr. Cotten reported at the time the project was completed two years ago, Denver Water inspected the project and provided a tap based on the amount of top soil provided per specifications. Mr. Cotten does not know where the top soil has gone. Mr. Bevill reported the primary sub-surface material now is clay.

Mr. Bevill reported the work would be complete by late August/early September.

After discussion, upon a motion duly made by Director Herbolich, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the work order for \$59,265 for replacement of landscape materials in the Park Meadows Drive median from Yosemite to Acres Green. The Board discussed whether this should be a maintenance or capital cost and deferred action to a special meeting in July.

E. Cypress Greens – Lincoln ROW Landscaping Revisions

Mr. Bevill distributed copies of a work order totaling \$36,855 to replace turf with river rock in some locations, and relocate irrigation heads to improve coverage of water. Mr. Borcharding reported the project has been needed for several years. In the view of the HOA, the ROW looks worse since the District took over its maintenance a few years ago.

After discussion, the Board deferred action to the July special meeting.

F. HOA ET Controller Subscription Payments – Status

Mr. Blodgett and Mr. Bevill reviewed the status with the Board. Mr. Bevill's report indicates approximately ten controller subscriptions have not been renewed. The District has previously agreed to pay the annual

renewal subscription costs on behalf of the HOA or reimburse them if they have already paid it.

Mr. Bevill recommended a five year payment in advance to achieve a 10% discount. The Board also agreed to take over direct payment of the annual subscriptions from Hydropoint if this does not cause any problems with Denver Water or Hydropoint regarding future potential water rebates or savings for the HOA's. Mr. Bevill will contact Hydropoint and Denver Water to discuss and determine if the District can pay these costs directly in the future.

G. Other

None.

X. Construction Project Items

A. Lone Tree/PMMD Joint Cooperative Projects – John Cotten

1. Under Construction

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

Mr. Cotten reported the stone work has been completed. The landscaping will begin soon. He noted the car dealers recently agreed to provide water and maintain additional turf on the north side of Parkway Drive which the contractor will install. Mr. Cotten indicated Bassett Furniture said “no” to additional turf and water so river rock will be placed adjacent to their property instead.

- b. Ratify Approval of Timberline Medians
Hardscape Contact with TM Landscaping
Enterprises, Inc. - \$155,601

Mr. Cotten reported the cost increase is due to approximately \$50,000 for additional edge banding which was not previously provided in the cost estimate. Mr. Blodgett reported there are sufficient capital project funds in the 2012 budget to pay for this increase.

Upon a motion duly made by Director Pearson, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the Timberline median

hardscape contact with TM Landscaping Enterprises, Inc. in the amount of \$155,601.

2. Under Design

None

3. Under Study

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

Mr. Cotten reported he is still working on the IGA with the City of Centennial. The new City Manager will review this issue in the near future. Mr. Cotten has also recommended to Mr. Griffith, Douglas County Capital Projects Manager, that Douglas County initiate the County Line Road transportation study immediately.

- b. Other

None

B. COLT Residential Street Lighting Study – Status

Mr. Cotten reported the June City Council agendas were full and they decided not to discuss. He is hopeful it will be reviewed at a July City Council meeting. The City is still assuming that the District would be willing to fund construction of street lights that will provide additional lighting even though they are not the pedestrian lights the District has constructed in the past. The Board concurred.

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

Directly Kelly reported there has been no progress on this in the last month. He indicated CDOT is reviewing the possibility of providing additional funds for these types of projects. Director Kelly reported the request for \$167,000 from SPIMD will be submitted by the TMA in July.

D. 2012 Tuck Point Repair Recommendations and Priorities – Status

Mr. Goertz distributed copies of a color coded map and recommended priority list for the District's arterials and collectors for tuck point repair work. TST recommends the joints be grouted and the stones between the curb and flagstone be caulked. The Board authorized TST to price the recommended work for 2012 and bring that recommendation to the Board for discussion at the July special meeting.

- E. Approve Paint Color for the Retaining Wall Facades (Yosemite at Park Meadows Center Drive)

Mr. Cotten reported he would prepare a mock up of the colors and provide this for Board review on site. Only the lower wall adjacent to the sidewalk is being painted.

- F. Yosemite Median Nose Repairs Adjacent to The Enclave

Mr. Cotten reported the pipe and sleeve drainage work must be completed first. He will make this a priority to be done this summer.

- G. 2013-2015 Lone Tree Capital Improvement Projects for PMMD

Mr. Cotten reported he would prepare a priority list of Lone Tree capital projects for PMMD consideration. After discussion, the Board called a special meeting for Friday, July 13th from 11:00 a.m. to 1:30 p.m. at the Lone Tree Golf Club, 9808 Sunningdale Boulevard, Lone Tree, to discuss the 2013-2015 Capital Improvement Projects.

- H. Other

None.

XI. Financial Items

- A. Review and Approve June 20, 2012 Cash Position Report

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

- B. Approve May Claims Totaling \$69,280.87 and Approve Directors' Fees Totaling \$471.75

Director Van Ramshorst expressed concerns about the CLA charges for attendance at the May 18th DSEDP lunch meeting. Mr. Blodgett will review and adjust his bill accordingly. Director Van Ramshorst also expressed concern about the time spent in ordering her business cards. Mr. Blodgett will review with the staff and ensure that the services are being provided in the most cost effective manner possible

Director Herbolich asked that Board members contact Mr. Blodgett or Ms. Seaver ahead of time to discuss concerns about management or legal charges for the prior month ahead of the Board meeting.

After discussion, upon a motion by Director Thomas, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the May claims totaling \$69,280.87 and directors' fees totaling 471.75.

C. Other

None.

XII. Manager's Items

A. Discuss SDA Conference September 19 – 21, 2012 in Keystone

Director Pearson indicated he would attend. Director Herbolich asked that Mr. Blodgett's office notify the Board as soon as the registration information is available.

B. Referrals

None.

C. Other

None.

XIII. Attorney's Report

None.

XIV. Director's Items

RECORD OF PROCEEDINGS

A. 2011 Audit Information on Website – John Herbolich

Director Herbolich provided Mr. Blodgett information to give to Ms. Harwell for review.

B. Call Special Board Meeting to Discuss 2013–2015 Capital Improvement Projects

Upon a motion duly made by Director Herbolich, seconded by Director Thomas, and upon vote unanimously carried, the Board called a Special Board Meeting for Friday, July 13th, 11:00 a.m. to 1:30 p.m. at the Lone Tree Golf Club, 9808 Sunningdale Boulevard, Lone Tree, Colorado.

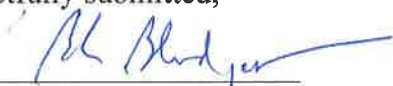
XV. Other Items

A quorum for the regular meeting on July 23rd was not discussed.

XVI. Adjournment

Upon a motion duly made by Director Herbolich, seconded by Director Pearson, and upon vote unanimously carried, the Board adjourned the meeting at 7:15 p.m.

Respectfully submitted,


Secretary for the Meeting

Next Scheduled Meeting: The Next Meeting is a Special Meeting scheduled for July 13, 2012 at 11:00 a.m. at the Lone Tree Golf Club, 9808 Sunningdale Boulevard, Lone Tree, Colorado.