

MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
PARK MEADOWS METROPOLITAN DISTRICT  
HELD  
AUGUST 27, 2012

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, August 27, 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

Also in attendance were:

Bob Blodgett; CliftonLarsonAllen LLP  
Matt Bevill; The Brickman Group  
Harold Anderson; City of Lone Tree  
John Cotten; TST, Inc. of Denver  
John Mullins; Park Meadows BID  
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. The Board excused the absence of Director Van Ramshorst.

Approval of  
Agenda

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

Public Comments

None.

CONSENT AGENDA

Director Kelly asked that the Item V. - Board meeting minutes, be removed from the agenda. Director Pearson asked that Item VIII. - Ratify Denver Water Repair Agreement be moved from the Consent Agenda.

Upon a motion duly made by Director Pearson, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the Consent Agenda consisting of VI. Information Items and item VII. Denver Water Usage Report.

Director Kelly recommended changes to the August 8, 2012 Special Board Meeting Minutes. The Board concurred. Director Kelly discussed the July 23, 2012 Regular Board Meeting Minutes and clarified certain statements.

After discussion, upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the August 8, 2012 minutes as amended, the July 25, 2012 minutes as submitted, and July 23, 2012 minutes as submitted.

Director Pearson asked about the status of the Denver Water Repair Agreements. Mr. Bevill reported he recommended that Denver Water perform these repairs since they do it at a more cost effective rate than Brickman. Mr. Blodgett concurred and has informed Denver Water.

Regarding the other letter with information about a leak problem, Mr. Bevill has fixed the leak. The Board approved this agenda item.

DISCUSSION AGENDA

IX. Landscape Maintenance/Construction Items

A. Accept August Landscape Maintenance Report

Mr. Bevill reviewed the report with the Board. Mr. Bevill reported he is in the process of replacing the stolen back flow preventer. This did cause damage to an adjacent basement. Mr. Blodgett will obtain the police report. The homeowner has not contacted the District with a claim at this time.

After discussion, the Board accepted the August Landscape Maintenance Report.

B. Work Orders

1. Quebec Median Plant Replacement - \$9,736.00

Upon a motion duly made by Director Herbolich, seconded by Director Kelly, and upon vote unanimously carried, the Board approved this work order.

2. Fall Tree Planting - \$4,461.00

Upon a motion duly made by Director Thomas, seconded by Director Pearson, and upon vote unanimously carried, the Board approved this work order.

C. Lincoln ROW Landscaping Revisions Plan (Locations and Process for September Board Meeting)

Mr. Bevill reported he would have these plans and recommendations at the September Board meeting.

D. Parkway Drive Landscaped Medians Construction (Acres Green to Bozarth Way) – Status

Mr. Bevill reported several of the plant materials are stressed. Mr. Cotten reported that the contractor will be replacing these in the near future. Mr. Bevill will provide an additional report at the September Board meeting.

E. Park Meadows Drive Landscaped Medians Replacement Materials (Yosemite to Acres Green) – Status

Mr. Bevill reported this project was completed last week. He believes the median looks much better now.

F. Other

Mr. Bevill reported he is completing the replacement of plant materials on Crooked Stick which were under warranty by Brickman. This is being done at no cost to the District.

X. Construction Project Items

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

1. Under Construction

Mr. Cotten reported the Timberline median hardscape work is approximately 50% complete.

2. Under Design

Nothing at the present time.

3. Under Study

a. County Line Road IGA with City of Centennial

Mr. Cotten reported this will be discussed at the next City of Centennial City Council meeting and scheduled for approval.

b. County Line Road Transportation Study (Yosemite to Inverness Drive S.) – Douglas County

Mr. Cotten reported the Transportation Management Association (TMA) has approved funding at their July meeting for this project. Douglas County is taking the lead and will be soliciting RFP's in the near future.

B. Yosemite Pedestrian Lights (Lincoln to Maximus)

Mr. Cotten distributed a plan for the pedestrian lights indicating the total cost at approximately \$361,000 from Lincoln to the north edge of the fire station. At the City Council meeting last week, the City Council authorized the District to proceed with the pedestrian lights with the understanding the District would consult with the apartment project regarding the close proximity of the pedestrian lights to the apartment buildings.

Mr. Cotten reported TST can assist the District in notifying adjacent property owners regarding the project. The District will send the letter to the affected property owners and homeowners for the project before it begins.

Upon a motion duly made by Director Herbolich, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the Yosemite pedestrian lights project (Lincoln to Maximus) and authorized Mr. Blodgett to begin work with the City to initiate the project. TST will begin the design work on the lighting locations.

C. Street Lights for Timberline and Ptarmigan

Mr. Cotten distributed copies of a map of street lights for Timberline and Ptarmigan which was presented to the City Council at their meeting last week. The report was approved by the City Council. It indicates four lights on Timberline and three on Ptarmigan. The City Council authorized the District to proceed with the installation of these street lights following a public meeting with affected homeowners and property owners prior to beginning the project.

After discussion, upon a motion duly made by Director Herbolich, seconded by Director Thomas, and upon vote unanimously carried, the Board approved funding for the street lights on Timberline and Ptarmigan and authorized Mr. Blodgett to begin work with the City to initiate the project. TST will assist with door hangers notifying adjacent homeowners of the future public meeting to discuss the project. Mr. Blodgett will draft a letter for President Herbolich's signature to be sent to affected homeowners and property owners.

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

Mr. Cotten reported he understands the funding allocated to this project was shifted to the I-25 lane balance program between County Line and Lincoln. He does not believe any funding remains at this time.

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

Mr. Cotten displayed a paint sample which resembled "cardboard brown". Upon a motion duly made by Director Herbolich, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the color and authorized TST to proceed with the painting. Mr. Bevill noted he will need to coordinate with the painters regarding irrigation adjacent to the wall while the painting is occurring.

F. Yosemite Median Nose Repairs Adjacent to The Enclave

Mr. Cotten reported The Enclave HOA would like to expand the project to fix other drainage problems along Yosemite adjacent to The Enclave. He will complete this design in the near future.

G. Approve Revised Capital Improvement Projects Plan 2012-2016

Mr. Cotten reported that he is revising the City of Lone Tree's future Capital Improvements Plan based on recent budget discussions with the City Council. He will provide that to Mr. Blodgett and the Board prior to the September Board meeting.

H. Other

None.

XI. Financial Items

A. Review and Approve August 21, 2012 Cash Position Report

Mr. Blodgett reviewed the report with the Board. After discussion, upon a motion duly made by Director Pearson, seconded by Director Herbolich, the Board approved the Cash Position Report.

B. Approve July Claims Totaling \$53,736.56 and Approve Directors' Fees Totaling \$471.75

Mr. Blodgett reported the claims have been revised to a total of \$53,431.56. Mr. Blodgett's SDA registration was inadvertently charged to the Park Meadows Metropolitan District. His registration is paid by CliftonLarsonAllen and not by any districts.

Upon a motion duly made by Director Kelly, seconded by Director Herbolich, and upon vote unanimously carried, the Board approved the revised July claims in the amount of \$53,431.56 and the directors' fees in the amount of \$471.75 less the fee for Director Van Ramshorst who was absent from the meeting.

C. Other

None.

XII. Manager's Items

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

Mr. Blodgett noted that Director Van Ramshorst and Director Pearson are attending for the District.

B. Referrals

None.

C. Website Update

Mr. Nearing is taking updated pictures of projects to add to the website.

D. Budget Process

1. December 31, 2011 Preliminary Assessed Value on August 24, 2012
2. Draft Budget by October 15, 2012
3. Public Hearing – November 26, 2012 Board Meeting to Review and Approve 2013 Budget

Mr. Blodgett reviewed with the Board. The Board concurred with the schedule.

After discussion, the Board appointed Director Pearson and Director Van Ramshorst to serve on a committee to review the draft budget with CliftonLarsonAllen for 2013.

XIII. Attorney's Report

- A. Status of Contract for 2012 Tuck Point Median Repair Project - \$43,000

The Board decided to hold a special meeting on Wednesday, September 5<sup>th</sup> at noon to review the contract for the tuck point median repair work with TST.

XIV. Director's Items

- A. Call Special Meeting to Consider Approval of 2012 Tuck Point Median Repair Contract

Upon a motion duly made by Director Herbolich, seconded by Director Thomas, and upon vote unanimously carried, the Board called a special meeting for Wednesday, September 5, 2012 at 12:00 p.m. at the Lone Tree Civic Center to consider approval of the 2012 tuck point median repair contract.

Director Kelly noted he has reviewed the specifications. He also reviewed information on the Rocky Mountain Masonry Institute website.

RMMI recommends mortar instead of grout. After discussion, Mr. Cotten agreed to issue an addendum to revise the specifications to mortar instead of grout on the bid plans.

Director Kelly had other suggestions for the specifications which Mr. Cotten will review.

XV. Other Items

The Board asked Mr. Blodgett for a status report on the review of improving technology for the District and providing iPads for meetings. Mr. Blodgett reported progress is being made with other districts regarding this issue.

The Board stated they would like to move ahead at this time with iPads for board members use at meetings and on District issues.

Upon a motion duly made by Director Kelly, seconded by Director Thomas, and upon vote unanimously carried, the Board voted to approve purchase of iPads for the District Board members. Mr. Blodgett will work with Director Thomas regarding the specifications for the iPads.

Director Herbolich reported the Park Meadows Mall is having their 16<sup>th</sup> Anniversary Pancake Breakfast on Thursday morning, August 30<sup>th</sup> from 8:00 a.m. to 10:00 a.m. in the dining hall. All Board members and the public are invited.

Director Thomas reported he is attending a Lone Tree Chamber of Commerce event representing the District at a breakfast meeting at 7:15 a.m. on Tuesday, August 28<sup>th</sup>. He encouraged other Board members to attend Chamber events when possible.

The Board also reported that the Taste of Lone Tree was a tremendous success.

Director Herbolich thanked Councilmember Harold Anderson for his assistance to the District in facilitating the approval of the pedestrian lights on Yosemite and the street lights on Timberline and Ptarmigan so the District can proceed with these at their expense.



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 6:50 p.m.

Respectfully submitted,



Secretary for the Meeting

Next Scheduled Meeting: The Next Meeting is a Special Meeting scheduled for September 5, 2012 at 12:00 p.m. at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree.