

MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
HELD
SEPTEMBER 5, 2012

A special meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Wednesday, September 5, 2012 at 12:00 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
Greg Kelly
Roger Pearson

Also in attendance were:

Bob Blodgett; CliftonLarsonAllen LLP
Tamara Seaver; Icenogle Seaver Pogue, P.C.
John Cotten and Taylor Goertz; TST, Inc. of Denver

Call to Order

Director Herbolich called the meeting to order at 12:00 p.m. The absence of Director Van Ramshorst was noted and excused.

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 duly made by Director Pearson, seconded by Director Herbolich, and upon a vote unanimously carried, the Board approved the agenda as submitted.

Public
Comments

None.

V. Review and Approve Lincoln Avenue Landscaped Median Tuck Point Repair Contract - \$TBD

Mr. Goertz distributed copies of the bid tabulation indicating that there were two bids received:

1. A Moot Point \$102,514.00; and
2. Chancery Construction \$122,324.00

The engineer's estimate was \$49,775.00.

Mr. Goertz described for the Board potential explanations for the differential between the bids and the engineer's estimate. The engineer's estimate was based on the approved contract for the Timberline median hardscape work. However, the subcontractor doing much of the tuck point and grouting work recently walked off the job over pricing issues. Accordingly, A Moot Point, the general contractor on the Timberline project raised their prices for this job. The Board also noted this is a very small section of Lincoln Avenue east of Lone Tree Parkway South and a larger project might generate more competition and better prices. Mr. Blodgett noted that the project was not formally bid since it was estimated by the engineers to be under \$60,000.00.

Mr. Cotten stated there are at least three options for the Board to consider:

1. Select one of these bidders. Ms. Seaver noted that since the prices exceed \$60,000.00 they would have to be rebid, so this is not an option.
2. Reject both bids and include this work in the 2013 projects with a larger area for the tuck point work; and
3. Attempt to contact other contractors to see if they would propose on the 2012 scope. Mr. Cotten indicated there is a contractor doing quite a bit of GSA work on post offices that is similar work and they might be able to do it for under \$60,000.00

The Board expressed concern about the small size of this project and attempts to quickly select another contractor. There was a consensus to table the project and delay any work until 2013.

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

motion to reject both bids and table the tuck point repair work until the spring of 2013, talk with other contractors, discuss the project with the Rocky Mountain Masonry Institute and revise the scope as needed, and rebid it in the spring of 2013.

VI. Director's Items

A. Timberline and Ptarmigan Street Lights

Director Herbolich reported he and Director Thomas drove both of these streets this morning. They recommend deleting one of the proposed new lights about half way between Lodgepole Trail and Silverweed Way since there is a light already in place there. They recommend the addition of a light between Scrub Oak Drive and Lone Tree Parkway to provide additional street lighting at this location.

On Ptarmigan, they recommend the addition of a new light at the approximate half way point where ten houses are located between two proposed new lights. This would provide another light at approximately the mid point of those ten houses.

The Board concurred. Mr. Cotten will provide a revised cost estimate. He recommended Mr. Blodgett send an email to Mr. Hidahl to determine if City Council approval on these additional lights is necessary before the District sends a letter out to hold its public meeting on the new street lights. Mr. Blodgett will do so.

Director Herbolich and Director Thomas also recommended that the present Lone Tree monument signs at Timberline and the Highlands Ranch border have lighting. Director Kelly suggested solar lighting might be a good option. Mr. Cotten will prepare a cost estimate. He recommended Mr. Blodgett include this request also in the email letter to Mr. Hidahl. Mr. Blodgett will do so.

B. iPads

Mr. Blodgett reviewed the current status of the iPads. Director Thomas indicated the Park Meadows Apple Store business team has contacted him regarding the District's order. The five iPads along with the Apple Care Plan and the cases is approximately \$4,200.00 without taxes.

Upon a motion duly made by Director Kelly, seconded by Director Herbolich, and upon vote unanimously carried, the Board voted to approve the purchase of five iPads, cases and the Apple Care Plan. Mr.

RECORD OF PROCEEDINGS

Blodgett will contact the Board regarding their preferences for color of the iPads and cases and place the order today if possible.

C. Claims

Mr. Blodgett noted the director's fees for this meeting for four directors total \$377.40.

Upon a motion duly made by Director Herbolich, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the director's fees for the September 5th Special meeting.

VII. Other Items

Director Herbolich indicated he will not be present at the September Board meeting.

VIII. Adjournment

Upon a motion duly made by Director Pearson, seconded by Director Herbolich, and upon vote unanimously carried, the Board adjourned the meeting at 12:55 p.m.

Respectfully submitted,



Secretary for the Meeting

Next Scheduled Meeting: The Next Board Meeting is a Regular Meeting scheduled for September 24, 2012 at 5:00 p.m. at the Lone Tree Civic Center, Meeting Room A, 8527 Lone Tree Parkway, Lone Tree, Colorado.