

MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
PARK MEADOWS METROPOLITAN DISTRICT  
HELD  
OCTOBER 22, 2012

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, October 22, 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 and Kristen Baumgartner; CliftonLarsonAllen LLP  
Matt Bevill; The Brickman Group  
Harold Anderson and Kim Monson; City of Lone Tree  
Fred Hammer; The Enclave HOA  
John Cotten; TST, Inc. of Denver  
Jack Hidahl; City of Lone Tree  
Mike & Barbara Feuerstein; 7522 Las Colinas Drive  
Greg & Leslie Terpay; 7521 La Quinta Circle  
Steve Mettler; 9664 Las Colinas Drive  
Rick Solomon; 9568 La Quinta Drive

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

Director Pearson recommended that Item VI. on the Consent Agenda be removed. This is regarding the retaining wall painting agreement. He would like to consider painting the railing. The Board concurred. Mr. Cotten will get an estimate for painting the railing and bring to the November meeting.

Upon a motion duly made by Director Kelly, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the agenda with the exception of Item VI.

Public Comments

Mr. Terpay asked why the Board was pursuing the street lights? Director Herbolich and Director Van Ramshorst responded that it was the City Council's direction that only street lights could be considered. However, these were subject to approval at a public meeting by the affected residents. The Board stated feedback from some residents was that the streets are too dark and it is a safety issue.

Director Herbolich made a motion to table the consideration of street lights on Ptarmigan and Timberline indefinitely, and only consider street lights at the intersection of Ptarmigan and Timberline.

Director Van Ramshorst disagreed with tabling lights on Ptarmigan/Timberline. She felt that left the door open to consideration at a later date and did not feel that was fair to the residents. Director Van Ramshorst said they should know that consideration of lights along these two streets is finished. She supported the two lights at the corner of Timberline/Ptarmigan as long as the adjacent residents (6) were in agreements. Director Herbolich said he disagreed and asked to hear from the other Directors. Directors Pearson and Kelly supported Director Van Ramshorst's position.

Upon a motion duly made by Director Herbolich, seconded by Director Kelly, and upon vote unanimously carried, the Board canceled the consideration of street lights on Ptarmigan and Timberline and agreed to consider only the two street lights at the intersection of Ptarmigan and Timberline subject to notification of the affected residents and their approval. (The motion passed 4 yes and 1 no, Director Thomas no).

The Board directed Mr. Blodgett to notify the affected residents and schedule this item for consideration at the November board meeting.

CONSENT AGENDA

Upon a motion by Director Kelly, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the Consent Agenda with the removal of Item VI. as follows.

- V. Review and Approve Minutes of the September 25, 2012 Special Meeting and September 24, 2012 Regular Meeting
- VII. Information Items
- VIII. Accept Denver Water Usage Report

DISCUSSION AGENDA

Mr. Hammer addressed the Board regarding several items: (1) He indicated that Southgate Water District had a leak in a pipe under Yosemite. This leak has been fixed. Apparently, the water flowing in the median onto The Enclave property has stopped: (2) He distributed copies of his September water bill which was 470,000 gallons. He indicated this amount was unacceptable to The Enclave HOA as it was too expensive. He asked the Board to again consider removing the ET controller network from The Enclave right of way watering system so that the HOA can control their water use and cost. Mr. Bevill reported this can be accomplished. The meter can be dialed down so that less water is utilized. Director Kelly asked to ensure that the same results are achieved if the ET controller is modified. This will be further discussed at the November board meeting.

IX. Landscape Maintenance/Construction Items

A. Accept October Landscape Maintenance Report

Mr. Bevill reviewed the October Landscape Maintenance Report with the Board. The Board accepted the report.

B. Work Orders

Mr. Bevill recommended approval of a work order for pest control for two treatments at \$1,200 each in November and December for voles and pocket gophers in Park Meadows Drive and Quebec medians.

Upon a motion duly made by Director Kelly, seconded by Director Herbolich, and upon vote unanimously carried, the Board approved the \$2,400 expenditure.

C. Parkway Drive Landscaped Medians Construction (Acres Green to Bozarth Way)

Mr. Bevill reported he has not seen any progress on the replacement of the plants since the last board meeting. Mr. Cotten reported the contractor decided to wait until spring of 2013 to replace the material since they were concerned that the materials would die over the winter if replaced so late in the season.

X. Construction Project Items

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

1. Under Construction

None.

2. Under Design

None.

3. Under Study

a. County Line Road IGA with City of Centennial

Mr. Cotten reported Centennial and the City are close to finalizing the IGA.

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

Mr. Cotten reported Douglas County has released an RFP for this work. Responses are due to Douglas County within two weeks.

B. Discuss Ptarmigan/Timberline Street Lighting Proposals and Resident and HOA Responses

Previously discussed.

C. Yosemite Pedestrian Lights (west side from Lincoln to Maximus)

Mr. Blodgett reported that no responses have been received from the letter sent several weeks ago. Mr. Cotten recommended the District personally contact The Lodge, Taos and The Fairways regarding the proposed lights on the west side of Yosemite to obtain their support for the pedestrian lights that will be adjacent to the homes and condos. Mr. Cotten will place door hangers regarding the proposed pedestrian lights. The Board concurred.

D. Yosemite Median Nose Repairs Adjacent to The Enclave

Mr. Cotten reported that the repairs can proceed since the water leak has been fixed by Southgate.

E. Review City of Lone Tree 2013 Capital Improvement Plan

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

F. Approve Revised PMMD Capital Improvement Projects Plan 2012-2016

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

G. Lighting for Lone Tree Monument Signs at Timberline and Highlands Ranch Border

Mr. Cotten reported there are two lights at the signs. They are both corroded and need to be repaired. He will bring a cost estimate to the November meeting. He also reported that he will bring an estimate for painting the letters on the sign black to the November meeting for Board approval.

XI. Financial Items

A. Review and Approve September 30, 2012 Financial Statements and Cash Position Report

Ms. Baumgartner reviewed with the Board. Upon a motion duly made by Director Thomas, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the financial statements.

- B. Approve September Claims Totaling \$199,308.88 and Approve Directors' Fees Totaling \$471.75

Mr. Blodgett reviewed the claims with the Board. Upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the claims in the amount of \$199,308.88.

Upon a motion duly made by Director Kelly, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the directors' fees totaling \$471.75.

- C. Other

The Board asked Ms. Seaver to review the District's TABOR authorization and determine whether or not the general fund mill levy can be increased one year and decreased the next and then later increased back to its current level.

Mr. Blodgett also reviewed the District insurance coverage and will report again at the November meeting.

XII. Manager's Items

- A. 2013 Budget

1. Budget Committee Report

Director Pearson and Director Van Ramshorst reported on the meeting with Mr. Blodgett and Ms. Harwell.

2. Review Draft Budget

Mr. Blodgett reviewed with the Board. The Board concurred with the present draft.

3. Call Public Hearing for November 26, 2012 meeting to Review and Approve the 2013 Budget

Upon a motion duly made by Director Herbolich, seconded by Director Kelly, and upon vote unanimously carried, the Board called a public hearing for November 26, 2012 to review and approve the 2013 budget.

B. Referrals

None that affect the District.

C. Website Update

Mr. Blodgett reported that the current projects are being added to the website.

D. Other

None.

XIII. Attorney's Report

None.

IX. Director's Items

A. Review and Discuss Policy Regarding Use of E-Mail Correspondence Among Directors

The Board asked Ms. Seaver to review and recommend updates to the present District policy regarding email correspondence between Board members.

B. Discuss Lone Tree Chamber of Commerce Annual Dinner and Award Celebration on November 10, 2012 at 6:00 pm. At the Denver Marriot South

Upon a motion duly made by Director Kelly, seconded by Director Herbolich, and upon vote unanimously carried, the Board approved the purchase of a table for 10 at the November 10<sup>th</sup> Lone Tree Chamber Annual Dinner and Award Celebration at a cost of \$1,000.

XVI. Adjournment

Upon a motion duly made by Director Van Ramshorst, seconded by Director Pearson, and upon vote unanimously carried, the Board adjourned the meeting at 6:20 p.m.

RECORD OF PROCEEDINGS

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Respectfully submitted,



Secretary for the Meeting

Next Scheduled Meeting: The Next Meeting is a Regular Meeting/Public Hearing to Approve 2013 Budget scheduled for November 26, 2012 at 5:00 p.m. at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree.