

MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
HELD
DECEMBER 17, 2012

A special meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, December 17, 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
Tamara Seaver; Icenogle Seaver Pogue, P.C.
Taylor Goertz; TST, Inc., of Denver
Harold Anderson, Kim Monson and Tom Svalberg; City of Lone Tree
Fred Hammer; The Enclave HOA
Connie McPhail; Director Van Ramshorst's sister

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

Public Comments Mr. Hammer asked that the Board consider adding The Enclave turf reduction program in the 2013 budget. Director Herbolich indicated this would be addressed in the spring.

Mr. Hammer asked that The Enclave have some input into which turf reduction program on either Yosemite or Heritage Hills Circle adjacent to The Enclave is implemented in the future.

Mr. Hammer also requested that the shrubs and bushes in the median adjacent to The Enclave be removed. He indicated it is a safety hazard. Mr. Goertz stated the City has evaluated this and has asked Brickman to remove some of the grasses. He indicated the first 10 to 20 feet of the median needs to be cleared. Mr. Blodgett will confirm with Mr. Bevill.

Director Kelly asked if The Enclave would be willing to participate in the turf reduction program? Mr. Hammer noted that The Enclave pays \$30,000 in taxes annually to the Park Meadows Metropolitan District presently, but he will discuss this request with his Board.

Director Herbolich thanked Mr. Hammer for his comments and indicated he will attempt to arrange a separate meeting with him prior to the Board's January 28th meeting to discuss other concerns of The Enclave.

CONSENT AGENDA

Mr. Blodgett reported that Item 5C regarding the C470/Yosemite Multi Modal Overpass includes a request from Art Griffith, Douglas County CIP Manager, to budget \$400,000 for the District's contribution in either 2014 or 2015. Mr. Griffith reported that CDOT may be able to find funds for the project in one of those years.

Director Herbolich asked that Councilmember's Anderson and Monson confirm with the City Council the City's support for this project. Councilmember Anderson indicated he would have a report for the January 28th Board meeting. Director Kelly will discuss a potential contribution with SPIMID again. The Board asked Mr. Blodgett to confirm with Mr. Griffith the Douglas County contribution. Director Pearson asked whether or not South Suburban Park and Recreation District should contribute? Director Herbolich noted they had declined the District's request last year. The Board decided to table a further request to South Suburban Park and Recreation District until the positions of the City of Lone Tree, Douglas County and Park Meadows Metropolitan District is confirmed. This item will be discussed further at the January 28th Board meeting.

After additional discussion, 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.

- IV. Review and Approve Minutes of the November 26, 2012 Regular Meeting
- V. Information Items
 - A. Accept Enclave HOA Water Use Information
 - B. Denver Water Usage Report
 - C. C470/Yosemite Multi Modal Overpass Information from Art Griffith, Douglas County
 - D. Other

DISCUSSION AGENDA

- VI. Construction Project Items
 - A. Review and Discuss Cost Information for Pedestrian Lights at the Conoco Station on the Southwest Corner of Park Meadows Drive and Yosemite

Mr. Goertz indicated that the two lights at the Conoco station are private lights owned by the Conoco Corporation. He recommended that the Board not pursue the project with Conoco due to past experience. He did not believe the time and effort would be worth it. It could take as long as a year. Mr. Goertz recommended the scope of the project be from Lincoln to the northwest corner of Maximus and Yosemite, including the fire station.

Mr. Goertz noted that the pedestrian lights would not be installed on the vacant lot north of the new medical building adjacent to Woodmen of the World or at the new medical building, since they already have two pedestrian lights.

After discussion, the Board authorized Mr. Goertz to proceed with placing the additional two to three pedestrian lights on the vacant lot also. The only building that would not receive pedestrian lights would be the new medical building south of the vacant lot.

B. C470/Yosemite Interchange Landscaping Project

1. Landscape Architect Selection Process

Director Kelly reported he prepared an evaluation matrix based on his experience with evaluating other proposals for similar projects. He weighed the firms' qualifications and experience with streetscape projects. He recommended Valerian and Valley Crest as the two finalists. He stated that Valley Crest key personnel are extremely busy with other larger landscape/streetscape projects at this time. Accordingly, he recommended the Board approve an agreement with Valerian to serve as the landscape architect for the C470/Yosemite interchange design. He also recommended that construction management services be added to their scope.

After discussion, upon a motion duly made by Director Kelly, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved an agreement with Valerian, LLC in the amount of \$9,280 and authorized the City of Lone Tree to proceed with this contract subject to legal review by Ms. Seaver of the contract and reimbursement provisions. The City of Lone Tree will contract directly with Valerian and the District will reimburse for these costs. The Board also agreed to add construction management responsibilities to their scope of work. Mr. Goertz will obtain this additional cost from them.

2. Painting the Bridge

Mr. Goertz reviewed the cost estimate from Romanelli Painting for painting two retaining walls and the center support structure for the east and westbound bridges on Yosemite, under C470. The cost estimate is \$37,100.

Upon a motion duly made by Director Herbolich, seconded by Director Pearson, and upon a vote unanimously carried, the Board approved the agreement with Romanelli Painting for painting the bridges in the amount of \$37,100. Mr. Goertz indicated the work will probably be done in the spring of 2013 depending on the weather. Mr. Blodgett will discuss with Ms. Baumgartner where the costs are allocated. They will likely be within the capital projects fund budget.

C. Discuss Potential Timberline/Ptarmigan Intersection Street Lights Project

Director Herbolich reported this had been tabled at the November meeting after an informal poll of the Board indicated they were evenly divided on the issue regarding installation of lights. The Board tabled the vote until Director Van Ramshorst could be present. Director Van Ramshorst stated she thought the Board had already agreed to deny these street lights since there were objections from at least three of the six adjacent homeowners. The Board stated they were waiting for a vote until she could be present.

Upon a motion duly made by Director Herbolich, seconded by Director Thomas, and upon vote unanimously carried, a motion to approve the installation of street lights at the intersection of Ptarmigan and Timberline failed by a vote of 2 to 3, Directors Kelly, Pearson and Van Ramshorst no. Mr. Blodgett will notify the adjacent homeowners of the Board's decision.

D. Accept Rocky Mountain Masonry Institute Information

Director Herbolich reviewed the information provided from the Rocky Mountain Masonry Institute regarding experience and qualifications with flagstone median maintenance. He recommended the Board schedule a full day session with Ms. Travis from the Institute and interested Board members to tour the District's medians and discuss with her current specifications for repairs and future specifications for construction of additional landscaped medians. The Board concurred. Tentatively, Directors Pearson, Kelly and Herbolich will meet with Ms. Travis some time in January. This will be a special Board meeting since three Board members are involved. Mr. Blodgett's office will coordinate with Ms. Travis and the Board to schedule the meeting and tour prior to the January 28th Board meeting. Mr. Goertz and Mr. Cotten will also attend.

VII. Financial Items

A. Review and Approve December 12, 2012 Cash Position Report

Mr. Blodgett reviewed with the cash position report with the Board. Upon a motion duly made by Director Thomas, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the cash position report.

- B. Approve November Claims Totaling \$47,453.95 and Approve Directors' Fees Totaling \$377.40

Upon a motion duly made by Director Herbolich, seconded by Director Kelly, and upon vote unanimously carried, the Board approved the November claims represented by check numbers 3421 through 3427 totaling \$47,453.95 plus an check number 3428 for \$50.00 to the Colorado Trail Foundation, the charity designated by Director Van Ramshorst to receive funds in memory of her husband, Lee Van Ramshorst.

Upon a motion duly made by Director Herbolich, seconded by Director Kelly, and upon vote unanimously carried, the Board approved director's fees for Directors Pearson and Van Ramshorst. The Board noted the other three directors have already received the maximum pay for 16 meetings for the year. The checks to Directors Kelly and Herbolich will be voided. (A check for Director Thomas had not been prepared.)

VIII. Director's Items

- A. Review and Approve 2013 District Goals

Upon a motion duly made by Director Herbolich, seconded by Director Thomas, and upon a vote unanimously carried, the Board approved the 2013 District Goals.

IX. Other Items


- A. Confirm a Quorum for the Next Regular Meeting Scheduled for January 28, 2013 at 5:00 p.m. at the Lone Tree Civic Center

A quorum was confirmed.

X. Adjournment

Upon a motion duly made by Director Herbolich, seconded by Director Kelly, and upon vote unanimously carried, the Board adjourned the meeting at 6:00 p.m.

Respectfully submitted,


Secretary for the Meeting

Next Scheduled Meeting: The Next Meeting is a Regular Meeting scheduled for January 28, 2013 at 5:00 p.m. at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree.