

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
HELD
JULY 22, 2013

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, July 22, 2013 at 5:00 p.m., at the Lone Tree Civic Center, 8257 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:

Lauren Robesky and Christine Harwell; CliftonLarsonAllen LLP
Matt Bevill; The Brickman Group
John Cotten and Taylor Goertz; TST, Inc., of Denver
Jack Hidahl; City of Lone Tree
Kim Monson; City of Lone Tree
Fred Hammer; 9684 Brook Hill Court

Call to Order

Director Herbolich called the meeting to order at 5:02 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 Van Ramshorst, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the agenda as submitted.

Public Comments Fred Hammer discussed the article in the Timberline, quoting from the very positive article. Mr. Hammer acknowledged his appreciation of the District and their many good endeavors for the community.

The Board thanked Mr. Hammer for his comments.

CONSENT AGENDA

Director Pearson asked about the Denver Water Report. Mr. Bevill stated that because of the water conservation efforts imposed by Denver Water, the lowered amount of heavy use turf and conversion to drip beds and xeric beds, the District has seen a significant decrease in water usage over the years.

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

- V. Review and Approve Minutes of the June 24, 2013 Regular Meeting
- VI. Information Items
- VII. Accept Denver Water Usage Report
- VIII. Ratify Approval of One-Time Clean-Up Cost on West Side of Crooked Stick ROW, North of The Enclave (\$800) and Annual Maintenance (\$500)

DISCUSSION AGENDA

- IX. Landscape Maintenance/Construction Items – Matt Bevill

- A. Accept July Landscape Maintenance Report

Mr. Bevill reviewed the July Landscape Maintenance Report with the Board.

Upon a motion duly made by Director Pearson, seconded by Director Thomas, the Board accepted the July Landscape Maintenance Report.

- B. Work Orders
 - 1. Review Cost of Converting Spray Heads from 4 inches to 6 inches - \$7,400

Discussion regarding converting the spray heads ensued. Mr. Bevill estimates the total number of heads to be around 1100 to 1200. The current cost is \$32.00 per head, and would make the total cost to be in excess of \$30,000. The actual count should be finalized tomorrow. Mr. Bevill will have the number for the next meeting.

Director Pearson asked what it takes to remove the head. Mr. Bevill stated that you have to remove the whole head and replace with the new head. Some are on T's and some are on swing pipes. Mr. Bevill stated that if he can get the work scheduled all at once, then he may be able to go to the supplier directly and the cost per head will be lower.

The Board asked about the timing for when this can be done. Mr. Bevill stated that this can be done at anytime as the water doesn't need to be on to convert the heads.

C. Discuss Maintenance Responsibility for Area Adjacent to Walls at Park Meadows Center Drive and Yosemite – Director Pearson

Mr. Bevill stated that Brickman can add this to their normal schedule. Director Pearson recommended that this be included as regular maintenance and added to the annual contract. Discussion ensued regarding the areas that are in the ROW. Mr. Bevill will work with Mr. Goertz to identify the areas and put them on a map to bring back to the next meeting. Mr. Bevill stated that Brickman has already cleaned up the area identified by Director Pearson and will continue to do so. The City maintains the hard scape but not the weeds.

X. Construction Project Items

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

1. Under Construction

a. C470/Yosemite Bridge Painting – July

Mr. Goertz reported that special paint has been ordered and the painting should be completed by Tuesday, July 23rd. The bridge needed a flat finish. Once that is completed, the painter will start on the railings for the retaining walls, and will use the same color as the surrounding areas. Mr. Goertz is also getting pricing to

paint the slope paving and will let the Board know the cost. The District will potentially pay for this cost.

- b. Pedestrian Lights on East Side of Yosemite (Maximus to Park Meadows Drive) July

Mr. Goertz stated that the contractor finished with the underground work. He stated that he will find out further status from WL Contractors.

- c. Pedestrian Lights on West Side of Yosemite (Lincoln to Park Meadows Drive) - June/September

Mr. Goertz stated that he is ordering lights and fixtures.

- d. Park Meadows Drive Reconstruction (Acres Green to Quebec) - July/October

Mr. Goertz stated that this project is ongoing. He has received good feedback from the affected businesses.

Director Thomas noted that he heard from the Acres Green community on the lack of notice regarding the construction. Mr. Goertz will contact Douglas County.

- e. PF Chang's Turn Pocket – June/July

Mr. Goertz stated that the asphalt is down except for the top lift. There are a couple more nights on this segment and then there will be an extended turn lane for PF Chang's.

2. Under Design

- a. C470/Yosemite Interchange Landscaping – July/September

Mr. Goertz reported that this is under review by CDOT. They are still in the process. There is a more stringent review as it is in the A line for the ROW and the irrigation tap and had to go through the environmental group at CDOT. The bid documents are currently being compiled.

- b. Landscaped Median in Yosemite (Park Meadows Drive to C470) 2013 Design/2014 Construction

Mr. Goertz stated that the survey work is finished and the mapping is now underway. He is drafting the curb and gutter design and will forward to Valerian for review.

- c. Lincoln Avenue Median Rehabilitation Project

Mr. Goertz noted that the draft of the RFP is done, but needs further internal review.

- d. Landscaped ROW on East Side of Park Meadows Center Drive from East Mall Entrance to County Line/I-25 Interchange

Mr. Cotten discussed the TMA meeting on July 18th, noting that as a group they suggested changes, specifically more color. Patty Meyers will bring back the revised plans next Tuesday. Mr. Cotten will pass it on to the Board for review and will send to Mr. Bevill as well. An early estimate is \$500,000. COLT wants to do their quadrant this year if possible. The District has \$60,000 in the budget for this.

3. Under Study

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

Mr. Cotten reported there is no update at this time. This is not a focus for the City Council at this time.

- b. C470 Widening

Mr. Cotten stated they are waiting on Responsible Acceleration and Maintenance Partnership (RAMP) funding. The application for funding has been submitted. COLT has applied for \$150,000 in funding. Currently, the State has 500 to 700 applications for available funding.

B. Review 2013-2017 Capital Improvements Project Plan

Ms. Robesky reviewed with the Board. The City did not have any comments.

C. Other

Director Pearson had a question on the landscaped medians on Park Meadows Drive. Will Valerian be responsible? Mr. Goertz will ask for the scope and fees on this area and report back.

XI. Financial Items

A. Approval of June 30, 2013 Financial Statements

Ms. Harwell reviewed the June Financial Statements with the Board. She noted that the District is trending where it needs to be for property taxes, but did abate \$7,000. Also, they had to give back \$900 in taxes due to the abatement. The District is ahead of the budget due to improvements in SOT. The ending fund balance is \$541,564. The District will pay off the 2006 Series Bond in December.

The total cash is \$1,500,000, nearly 40% in the Debt Service Fund. Ms. Harwell stated that she is looking weekly at additional options with regard to the interest rates, noting that leaving it with ColoTrust right now is practical.

Upon a motion duly made by Director Kelly, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the June 30, 2013 Financial Statements as presented.

B. Approve June 30, 2013 Cash Position Report

Ms. Harwell reviewed the Cash Position Report with the Board. Upon a motion duly made by Director Kelly, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the June 30, 2013 Cash Position Report.

C. Approve June Claims Totaling \$57,048.34 and Approve Directors' Fees Totaling \$461.75

Ms. Robesky reviewed the claims with the Board. Upon a motion duly made by Director Pearson, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the June claims

totaling \$57,048.34 and approved the Directors' fees totaling \$461.75.

D. Other

None.

XII. Manager's Items

A. Website Updates

Mr. Robesky reported the website is updated.

B. Referrals

None.

C. Other

None.

XIII. Attorney's Report

A. Approve "Umbrella" IGA with COLT Regarding Future Joint Projects

Ms. Seaver reviewed the IGA terms with the Board and reported that the Lone Tree City Attorney, Gary White, reviewed the draft and had only a few non-substantive revisions, which were made prior to the Board's meeting. She also reported that Mr. Goertz reviewed the agreement and did not recommend any revisions thereto. The Board recognized that the IGA allows for a more streamlined approach to shared projects with the City of Lone Tree.

Following discussion, upon a motion duly made by Director Thomas, seconded by Director Kelly, and upon vote unanimously carried, the Board approved the Umbrella IGA, subject to approval by the Lone Tree City Council.

XIV. Director's Items

A. Discuss Future Direction of the District

Director Pearson went over the Board of Director Goals as approved last December, and whether these are still relevant. Director

Pearson asked whether the District needs to do more communication with the residents, i.e. postcards or letters to residents with information? Director Van Ramshorst stated that the article in the Timberline is sufficient.

Director Thomas mentioned using the Timberline to herald the payoff of the debt and water savings. Discussion ensued regarding the best way to reach the public.

Director Thomas suggested co-sponsoring an “after hours” event with the Chamber, picking a venue that has a liquor license. Ms. Seaver stated that it is fine to sponsor a Chamber event.

Director Van Ramshorst asked about the cost for such an event. Director Thomas stated that there are a lot of places that donate food. Director Van Ramshorst made the comment that everyone will have to commit to being at the event. Directors Herbolich and Thomas will look into this and report back.

B. Discuss Attendance at SDA Conference and University
September 18 – 20, 2013 in Keystone

Directors Herbolich, Thomas, Kelly and Van Ramshorst stated they will attend. Director Pearson stated that he will not attend.

C. Other

Director Pearson noted the landscaped median in Parkway Drive looks good. He asked Mr. Bevill to look at doing something different with the ROW at Chuck E Cheese. He requested planting smaller plants in that area as the current selection of perennials blocks the lower portion of the COLT sign during the summer months. Director Van Ramshorst noted the trees on Yosemite that have been flagged are being removed per Mr. Bevill.

XV. Other Items

Ms. Monson thanked the Board for the improvements made by the District, noting that everything looks very good.

XVI. Adjournment

Upon a motion duly made by Director Pearson, seconded by Director Van Ramshorst, and upon vote unanimously carried, the meeting adjourned at 6:28 p.m.

Respectfully submitted,



Secretary for the Meeting

Next Scheduled Meeting: The Next Meeting is a Regular Meeting scheduled for August 26, 2013 at 5:00 p.m. at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado