

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
HELD
SEPTEMBER 23, 2013

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, September 23, 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
Greg Kelly
Roger Pearson
Sharon Van Ramshorst

Also in attendance were:

Bob Blodgett; CliftonLarsonAllen LLP
Matt Bevill; The Brickman Group
John Cotten and Taylor Goertz; TST, Inc., of Denver
Harold Anderson; City of Lone Tree
Jim Yeager, Fairways 39 HOA
John Mullins; Park Meadows BID
Fred Hammer; 9684 Brook Hill Court

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. Director Pearson disclosed that he had met twice with Mr. Al Moore of Fairways 39 HOA to discuss their proposed water conservation landscaping plan changes requested of the District. He met with him again after Mr. Moore's meeting with Mr. Blodgett and Mr. Bevill to discuss the potential project.

The Board thanked Director Pearson for his disclosure. This item is on the agenda later for discussion.

Approval of
Agenda

The Board approved the agenda as submitted.

Public Comments

Director Herbolich stated that public comments should be limited to three minutes. He also asked that the public refrain from discussion with consultants or others during the Board meeting.

Mr. Hammer stated he appreciated the Board's hurrying the meeting so that all could watch the Broncos game later tonight.

CONSENT AGENDA

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

- V. Review and Approve Minutes of the August 26, 2013 Regular Meeting
- VI. Information Items

DISCUSSION AGENDA

- VII. Accept Denver Water Usage Report

The Board noted the August water usage was less than August of 2012. Mr. Bevill noted that September water usage should be significantly less than September of 2012 also.

- VIII. Landscape Maintenance/Construction Items – Matt Bevill

- A. Accept September Landscape Maintenance Report

Mr. Bevill reviewed the September landscape maintenance report with the Board. He reported he is watching stressed trees closely at various locations within the District.

- B. Review Fairways 39 HOA Water Conservation Landscaping Project Options (Request for 2014 Budget) – Matt Bevill/Al Moore/Jim Yeager, V.P. The Fairways HOA

- 1. Remove Turf Install Plant Bed With Drip Irrigation per Plan 6/22/12 - \$26,970
- 2. Remove Turf Install Plant Bed with Drip Irrigation per Revised Plan 8/16/13 - \$33,920

3. Remove Turf Install Plan Bed With Drip Irrigation per Revised Plan 8/16/13 - \$41,535

Mr. Yeager reported that Fairways 39 HOA is requesting the District to approve either Option 2 or Option 3. They are each enhancements beyond Option 1 which was originally proposed by Brickman in June of 2012. Option 2 provides for additional planting materials. Option 3 provides for more mature planting materials. Mr. Yeager reported the Fairways 39 HOA is willing to contribute 10% of the cost of either Option 2 or 3 if approved by the Board within the 2014 budget.

Mr. Bevill reported Option 2 or 3 would save approximately 152,000 gallons per year which, at \$4.00 per thousand gallons, equates to approximately \$608 annual savings in water to the HOA.

Director Herbolich reported the Board would review the request during the 2014 budget process and determine what year the project might be approved for.

The Board thanked Mr. Yeager for his presentation. Director Herbolich stated a concern that the Fairways 39 HOA did not pay for a portion of the median improvements in the Troon median five or six years ago as they had promised. He also stated a concern that the HOA is not sharing water usage information with the District and the City. Denver Water has requested this approval several times and it has not been granted by the Fairways 39 HOA board. PMMD would still like to receive this information. Mr. Yeager will review this request with his board and management company.

- C. Discuss Estimate of Annual Water Savings and Maintenance Cost Savings for Cypress Greens and the Enclave Projects

Deferred.

- D. HOA Water Usage Reports from Denver Water

Deferred.

- IX. Construction Project Items

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

1. Under Construction

- a. C470/Yosemite Bridge Painting –
August/September

Mr. Goertz reported this work would be completed in October or November.

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

Mr. Goertz reported this work is being completed in October.

- c. Pedestrian Lights on West Side of Yosemite (Lincoln
to Park Meadows Drive) – July/October

Mr. Goertz reported work will begin on Monday September 30th. The work likely will be completed in November

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

Mr. Goertz reported the contractor has been working on another project. Reconstruction of the northern two lanes will begin soon. The project should be complete in November.

- e. PF Chang's Turn Pocket
 - 1. Review Proposals for River Rock in New Median

Mr. Bevill estimated the cost at approximately \$1,449.

After discussion, upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board approved a not to exceed \$3,000 with the Brickman Group to provide four to eight inch cobble within the approximate 400 square foot median. Mr. Bevill indicated he will complete the project as soon as possible

2. Under Design

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

Director Kelly suggested combining this project along with the Yosemite/C470 interchange landscape design work, the District landscaped median tuck point work and the new median in Park Meadows Drive from Acres Green to Quebec in one project to get a better bid. The Parkway landscaped median construction will still be done separately in 2015.

Upon a motion duly made by Director Herbolich, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board authorized TST of Denver to proceed with combining the above four projects into one project and also having the District joining the Rocky Mountain Purchasing System with the objective of getting a better bid on this entire package by the end of the year and awarding the bid in January 2014 for work in 2014. Valerian will still attend the October Board meeting to review preliminary designs of the medians with the Board.

- b. Landscaped Median in Park Meadows Drive (Acres Green/Quebec) – 2013 Design/2014 Construction

Discussed above.

- c. Landscaped Median in Parkway Drive (Acres Green/County Line Road) - 2013 Design/2014 Construction

This work will now be done in 2015 at the request of the City of Lone Tree.

- d. District Landscaped Median Rehabilitation Project – Review RFP Responses

This will be done in 2014 as previously discussed. Director Kelly asked that the Board consider doing all of the median work within one to two years rather than over a five year period in order to get better economies of scale

and complete the work in a timely manner since the project has now been delayed two years due to lack of bids.

- e. Landscaped ROW on East Side of Park Meadows Center Drive from East Mall Entrance to County Line/I-25 Interchange 2013/2014

Mr. Cotten reported this work is out for bids by the TMA. Bids should be received by the end of September. The southwest quadrant should be scheduled for construction this fall.

3. Pending Design

None.

4. Under Study

- a. County Line Road Transportation Study (Yosemite to Inverness Drive S.) – Douglas County – 2013/2014

Mr. Cotten reported this work is still pending in Douglas County.

- b. C470 Widening Schedule

Mr. Cotten reported the C470 Coalition has requested RAMP funding of \$130,000,000 from CDOT. He is hopeful the Coalition will receive \$100,000,000. This will provide a portion of the funding needed to improve C470 between I-25 and Wadsworth.

C. Other

None.

X. Financial Items

A. Approval of August 31, 2013 Cash Position Report

Mr. Blodgett reviewed the Cash Position Report with the Board. After discussion, upon a motion duly made by Director Kelly,

seconded by Director Pearson, and upon vote unanimously carried, the Board approved the August 31, 2013 Cash Position Report.

B. Approve August Claims Totaling \$60,757.45 and Approve Directors' Fees Totaling \$461.75

Mr. Blodgett reported there is an additional claim to Verizon Wireless for the District's iPad accounts. The total now is \$61,073.65. Upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the August claims represented by check numbers 3563 through 3570 totaling \$61,073.65. Upon a motion duly made by Director Herbolich, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the Directors' Fees represented by check numbers 3558 through 3562 totaling \$461.75.

C. Other

None.

XI. Manager's Items

A. 2014 Budget Schedule

1. September 23rd Meeting – Approval of Budget Committee and/or Budget Workshop Meeting with Full Board
2. October 28th Meeting – Discuss Draft Budget
3. November 25th Meeting – Public Hearing to Review and Approve 2014 Budget

Mr. Blodgett reviewed the budget schedule with the Board. After discussion, the Board decided to hold a special meeting/budget workshop during the week of October 7th. Director Thomas reported he is out of town October 9th and 10th. The Board decided to target lunch or an evening meeting on Monday October 7th or Tuesday October 8th. Ms. Suazo will poll the Board for a date and time.

B. Website Update

None.

C. Public Communications – Spring 2014 Timberlines

Mr. Blodgett confirmed with Mr. Hidahl that the District will seek to have an article in the spring 2014 Timberlines regarding 2013 accomplishments and the 2014 board member election.

D. Referrals

None.

E. September 10th NAIOP S.E. Market Update Meeting

Mr. Blodgett and Board members provided an update on the results of the NAIOP S.E. Market Update Breakfast Meeting. The RidgeGate project was featured along with the Schwab Campus project. The comments were very complementary of the City of Lone Tree and the Southeast Corridor related to its efforts to foster positive development projects.

F. Other

None.

XII. Attorney's Report

Mr. Blodgett reported that Ms. Early indicated the 2013 Legislative Report will be provided by Icenogle Seaver & Pogue at the October Board meeting.

XIII. Director's Items

A. SDA Conference

Director Van Ramshorst reviewed the results of the conference with the audience. She reported the educational sessions were very informative. She also enjoyed networking with other District Board members regarding issues facing the direction of special districts in the Lone Tree area and throughout the State.

Directors Thomas, Kelly and Herbolich also reiterated the value of attending the conference and assisting the PMMD in its functions in the future.

B. Discuss Agenda Email Distribution List

Deferred.

C. Discuss November 25th and December 16th Regular Board Meetings Being Held at the Lone Tree Golf Club (Civic Center Unavailable)

Upon a motion duly made by Director Van Ramshorst, seconded by Director Kelly, and upon vote unanimously carried, the Board approved the November 25th and December 16th meetings at 5:00 p.m. at the Lone Tree Golf Club.

D. Other

Director Herbolich asked that the District consider other audit proposals for the 2013 audit. Mr. Blodgett recommended that this item be discussed with Ms. Harwell when she attends the October Board meeting. The Board concurred. Mr. Blodgett will add this to the October regular Board meeting agenda for discussion.

XIV. Other Items

Director Herbolich recommended that Director Van Ramshorst be the District's representative to the Lone Tree HOA Summit with Director Thomas as the alternate. The Board concurred.

Director Pearson noted that the flowers in front of the Chuck E Cheese sign on the southeast corner of County Line Road and Quebec have grown up to cover the letters. Mr. Bevill will trim them.

Mr. Cotten reported the lights are out at the Chuck E Cheese sign and will be repaired in the near future. A reimbursement request will be submitted to the District.

Mr. Blodgett will scan information from the SDA conference to the Board for review.

RECORD OF PROCEEDINGS

XV. Adjournment

Upon a motion duly made by Director Pearson, seconded by Director Kelly, and upon vote unanimously carried, the meeting adjourned at 6:45 p.m.

Respectfully submitted,


Secretary for the Meeting

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