

MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
HELD
OCTOBER 7, 2013

A special meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, October 7, 2013 at 11:30 a.m., at the Lone Tree Golf Club, 9808 Sunningdale Boulevard, 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
Taylor Goertz; TST, Inc., of Denver
Tamara Seaver; Icenogle Seaver & Pogue
Fred Hammer; 9684 Brook Hill Court

Call to Order

Director Herbolich called the meeting to order at 11:32 a.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.

IV. Executive Session Pursuant to C.R.S., Section 24-6-402(4)(b) and Section 24-6-402(4)(e) for the Purposes of Receiving Legal Advice on Specific Legal Questions, Determining Positions Relative to Matters That May be Subject to Negotiations, Developing Strategy for Negotiations, Instructing Negotiators and Determining Positions on

Matters Which May be Subject to Negotiations all Related to (1) Management Services (2) HOA Landscaping Requests of, and Agreements With, the District

Upon a motion duly made by Director Herbolich, seconded by Director Van Ramshorst, the Board adjourned into executive session at 11:35 a.m. per the above matters.

Upon a motion duly made by Director Pearson, seconded by Director Thomas, the Board adjourned out of executive session at 12:50 p.m.

Upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board stated that the executive session excluded Item 2 - HOA Landscaping Requests of, and Agreement With, the District. This will be discussed at the October regular Board meeting.

V. Public Comments

Mr. Hammer reviewed his October 5th email letter to the Board asking that the Board take the lead in assisting with property on the north side of Lincoln for a pedestrian bridge, across Lincoln Avenue to the potential site of the new library. He stated the District should look ahead and begin funding now for this project that might be accomplished in the next three to five years. The Board thanked him for his input. They noted the City has taken the leadership on this issue in the past. It will be discussed at the October 28th Board meeting.

VI. 2014 Landscape Maintenance/Construction Projects

Mr. Bevill reviewed his 2014 preliminary landscape maintenance report with the Board. He noted he is requesting a 9% increase in the basic maintenance contract. This will still mean his contract is below the 2010 price. He reported that Brickman is still searching for a supervisor to fill the position noted in the budget.

Regarding the Fairways HOA water conservation landscaping project proposal, Director Pearson stated his support for this project. Director Van Ramshorst and Director Herbolich indicated they were not supportive of this project in 2014.

Director Kelly suggested the two triangular areas with poor turf and plant conditions be possibly addressed in 2014. After discussion, the Board agreed to allocate \$15,000 for this or other water conservation landscaping projects in 2014.

The Board discussed the potential project on the south side of Timberline to replace the turf with drip irrigation, plants and other materials. Mr. Goertz

reported the City has received numerous requests for a sidewalk on this portion of Timberline which they are evaluating. The Board decided not to put any funds into the Timberline WCLP until the City has determined whether to proceed with the sidewalk.

Mr. Bevill reviewed his water conservation landscape maintenance project proposals for the Fairways, Timberline and Muirfield. After discussion, the Board decided to allocate \$15,000 of the requested budget for unspecified water conservation landscaping projects in 2014.

Mr. Bevill reviewed his request for \$43,000 to provide landscaping renovations to the Lone Tree Parkway median between Sweetwater and Yosemite, to make it consistent with the remainder of the Lone Tree Parkway medians. The Board noted the City of Lone Tree likes this median the way it is. After discussion, upon a motion duly made by Director Herbolich, seconded by Director Kelly, the Board voted to delete the \$43,000 from Mr. Bevill's preliminary budget. The motion passed on a vote of 3 to 2 (Directors Pearson and Thomas "no").

Mr. Bevill requested \$25,000 to update the plant palette with additional color in the Yosemite medians from C470 to County Line to make it consistent with the other landscaped medians on the major streets in the District. After discussion, the Board concurred.

Director Herbolich asked that the Board consider improving the landscaping on Crooked Stick south of the Heritage Estates entrance to the Bluffs Regional Park. Mr. Bevill reported that without the curb and gutter, this area is subject to car tires and turn-around marks. He recommended the City first install a curb and gutter. Mr. Goertz will review on behalf of the City.

Director Pearson noted that the flowers are still taller than the sign at Chuck E Cheese on the southeast corner of Quebec and County Line. Mr. Bevill will address. Mr. Bevill also recommended a \$25,000 contingency in the 2014 landscape maintenance budget. The Board concurred.

The Board decided to allocate funds to the other budget items requested by Mr. Bevill.

Mr. Blodgett reported the City of Lone Tree is recommending a replacement light at the Chuck E Cheese sign at the southeast corner of Quebec and County Line in the amount of \$1,781 with Premier Contractors. After discussion, upon a motion duly made by Director Herbolich, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the project and agreed to reimburse the City of Lone Tree for this work after it is performed.

VII. Capital Improvement Projects

A. Preliminary 5 Year Plan

Mr. Blodgett reviewed with the Board. The City of Lone Tree is requesting some adjustments. He will make these prior to the November Board meeting.

Director Kelly recommended \$500,000 be allocated to the tuck point repairs/landscaped median maintenance work in the 2014 General Fund since none of that has yet been performed. Mr. Blodgett will add to the budget.

B. 2014 Project Priorities

The Board reviewed the priorities and the draft plan. This will be further discussed at the October 28th Board meeting.

VIII. Attorney Items

None.

IX. Director Items

A. Approval of Current Claims for Directors' Fees

Upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the Directors' fees and a \$50.00 check to Douglas County for property tax information within the District.

B. Other Items


The Board decided that a committee of Board members would meet with the District's consultants to discuss their work during the past year and in 2014. Directors Pearson and Thomas will meet with Ms. Harwell. Directors Kelly and Herbolich will meet with Mr. Cotten and Mr. Goertz. Directors Herbolich and Van Ramshorst will meet with Mr. Blodgett. No meeting is yet scheduled with Ms. Seaver. The meetings will likely occur in November or December.

RECORD OF PROCEEDINGS

X. Adjournment

Upon a motion duly made by Director Herbolich, seconded by Director Thomas, and upon vote unanimously carried, the meeting adjourned at 2:00 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