

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
JANUARY 27, 2014

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, January 27, 2014 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 (arrived at 6:15 p.m.)
Greg Kelly
Roger Pearson
Sharon Van Ramshorst

Also in attendance were:

Bob Blodgett (arrived at 5:30 p.m.), Christine Harwell and Stephany Juneau;
CliftonLarsonAllen LLP
Tamara Seaver; Icenogle Seaver Pogue, P.C.
John Cotten; TST, Inc., of Denver
Matt Beville; The Brickman Group
Harold Anderson; Lone Tree City Council
Kim Monson; Lone Tree City Council
Fred Hammer; 9684 Brook Hill Court
Harvey Field; 9264 Ritenour Court

Call to Order

Director Herbolich called the meeting to order at 5:15 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 Pearson, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the agenda as submitted.

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Public Comments Mr. Hammer questioned the Directors' election, stating he feels that the outreach to the public is not working. Mr. Hammer presented the Timberlines newspaper, stating that the election should have been advertised in more publications such as that. He feels that it is a missed opportunity for public outreach and would like the Board to put more emphasis on outreach.

Mr. Harvey Field is the President of the Lone Tree Terrace (Emerald on the Green) HOA. Mr. Field is asking the Board to consider maintaining their landscaping located along the south side of Arrowhead Way west of Lone Tree Parkway. The area is approximately $\frac{3}{4}$ of an acre total. The present annual contract is approximately \$4,400.

Director Van Ramshorst asked to clarify the location and whether it would just be maintenance and not water. Mr. Field stated that they were asking for just the maintenance to be taken over by the District.

The Board asked Mr. Bevill to prepare a cost estimate for maintaining the landscaping along Arrowhead Way adjacent to the Lone Tree Terrace HOA per Mr. Field's request. Mr. Bevill will provide this at the February Board meeting.

CONSENT AGENDA

Mr. Blodgett reviewed the items with the Board. After discussion, upon a motion duly made by Director Van Ramshorst, seconded by Director Kelly, and upon vote unanimously carried, the Board approved the Consent Agenda as submitted.

- V. Review and Approve Minutes of the December 16, 2013 Special Meeting
- VI. Ratify Approval of 2014 District Goals and Objectives
- VII. Information Items

DISCUSSION AGENDA

- VIII. Accept Denver Water Usage Report
 - No Discussion.
- IX. Landscape Maintenance/Construction Items
 - A. Accept January Landscape Maintenance Report

Mr. Bevill reviewed the January report with the Board. The Board accepted the report.

1. Approve Work Authorization for Evergreen Trees Gypsum Application - \$1,150

Upon a motion duly made by Director Pearson, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the work authorization for evergreen trees gypsum application in the amount of \$1,150.

2. Approve Work Authorization for Soil Flushing – Turf Facing South in ROW - \$2,880

Upon a motion duly made by Director Pearson, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the work authorization for soil flushing – turf facing south in ROW in the amount of \$2,880

B. Other

Mr. Bevill reported that the Emerald Ash Borer has infected trees in Boulder and is taking hold in the region. He recommended the District consider Emerald Ash Borer treatment. Otherwise, if the Ash Borer gets into the trees, all Ash trees can be lost. The Board asked Mr. Bevill to prepare a work order for review at the February Board meeting.

X. Construction Project Items

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

1. Under Construction

- a. Pedestrian Lights on West Side of Yosemite (Lincoln to Park Meadows Drive)

Mr. Cotten reported the lights are not yet complete. WL Contractors is incurring \$3,500 a week in liquidated damages for the last six weeks since they have missed their deadline.

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

Mr. Cotten reported these are complete. The contractor has asked for a meter from Xcel to turn the lights on. These should be activated prior to the February Board meeting.

2. 2013-2014 Bid Package and Construction Landscaping

a. C470/Yosemite Interchange Landscaping

Mr. Cotten reviewed the project design with the Board. The Board confirmed the design and the budget estimate to move forward.

b. Landscaped Median in Yosemite (Park Meadows Drive to C470)

Mr. Cotten reported the Lone Tree City Council expressed concern about moving forward with the project in 2014. The City has conducted an Entertainment District Study and there is some discussion about the Yosemite median appearance tying into any public improvement work within the Entertainment District to the east.

There is also concern about tying in future bicycle lanes along Yosemite and on eastbound Park Meadows Drive. As a result of the request for this additional work and analysis by the City Council, Mr. Cotten does not believe the median can be completed in 2014. The Board concurred. This project will be moved to the 2015 budget.

c. Landscaped Median in Park Meadows Drive (Acres Green to Quebec)

Mr. Cotten reviewed the design of the median with the Board. After discussion, the Board authorized Mr. Cotten to proceed to bid this project.

d. Review Revised Cost Estimates and Schedule

Mr. Cotten reported the bids will be sent out in the near future. Mr. Blodgett reported the money set aside for the Yosemite landscaped median in the 2014 capital budget will be moved to 2015.

Mr. Cotten asked the Board to consider a new project. The City is recommending that the landscaped median in Acres Green Drive from Parkway to County Line be redesigned to eliminate some of the tall grasses and potential site distance issues. Mr. Bevill indicated The Brickman Group could accomplish this

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redesign. The Board authorized Mr. Bevill to prepare a cost estimate for the redesign of this median for review at the February Board meeting.

3. 2014 Bid Package – Landscaped Median Rehabilitation Work

Not discussed.

4. Under Design

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

Mr. Cotten reported the TMA will take bids on this project and complete the construction in June of this year. The cost estimate is now \$50,000, to be split \$25,000 by the city of Lone Tree and \$25,000 by the District. The Board authorized this project to continue to move forward.

5. Under Study

- a. C470 Widening

Mr. Cotten reported the Coalition had requested \$300,000 in RAMP funds. \$200,000 has been received. This means most likely the future toll lanes will end at Wadsworth instead of Kipling. The work has been turned over to the HPTE (High Performance Transit Enterprise) and CDOT by the C470 Coalition for a future design build project. He also reported that the southbound I-25 off ramp to C470 westbound needs to be redesigned to accommodate the toll lanes. The estimated cost of this project is \$12 to \$16 million. CDOT is searching for funds for the project. The C470 Coalition does not have any other funds to contribute towards its costs.

B. Review 2014-2018 Capital Improvement Project Plan

Director Herbolich reported this will be done in April or May after the District 2014 project bids are received.

C. Other

None.

XI. Financial Items

A. Approve December 31, 2013 Financial Statements

Ms. Harwell reviewed with the Board. She reported the General Fund will need to be amended due to higher than anticipated landscape maintenance expenditures late in the year.

After additional discussion, upon a motion duly made by Director Pearson, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the December 31, 2013 Financial Statements.

B. Approve January 22, 2014 Cash Position Report

Upon a motion duly made by Director Pearson, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the January 22, 2014 Cash Position Report.

C. Approve November Claims Totaling \$62,800.90

Mr. Blodgett reviewed the claims with the Board. After discussion, upon a motion duly made by Director Herbolich, seconded by Director Kelly, and upon vote unanimously carried, the Board approved the claims including the Director's fees totaling \$62,800.90.

D. Other

Director Pearson reported the District should be very proud of the fact that they are now debt free. The District's final interest payment on their 2006 bonds was made on December 1, 2013. The Board should make the residents aware of this information. Mr. Blodgett will place the information on the District website.

XII. Manager's Items

A. Website Update

Director Pearson recommended that information on the May 6, 2014 Directors Election be included in the news section of the home page including a link to a self nomination form. The Board concurred. Mr. Blodgett will inform Mr. Nearing and modify the website.

B. Referrals

None.

C. Other

None.

XIII. Attorney's Items

A. 2014 Director's Election Update

1. Consider Approval of Resolution Calling May 6, 2014 Director's Election and Appointment of Designated Election Official

Ms. Seaver distributed copies of her revised election resolution. She indicated this resolution has some additional detailed information that should be included in addition to that in the standard CLA election resolution.

She reported House Bill 14-1164 has been introduced by the proponents from SDA, CML and other entities attempting to revise election legislation prior to the May election for Special Districts. It is not clear whether or not this will be accomplished. Ms. Seaver reported that in the meantime, the Board will have a mail ballot election if the number of candidates exceeds the number of vacant positions.

Director Pearson asked that Mr. Blodgett's office verify that the Park Meadows Metropolitan District boundaries are accurate within the Douglas County Assessor's Office for the future distribution of mail ballots.

After additional discussion, upon a motion duly made by Director Thomas, seconded by Director Kelly, and upon vote unanimously carried, the Board approved the revised election resolution distributed by Ms. Seaver.

2. Schedule

Ms. Seaver reported that self nomination forms are due February 28th to the District. She reported that at this evening's meeting self nomination forms have been received from Mr. Fred Hammer, Mr. Maury Ackerman and Mr. Dale Flowers. Mr. Hammer reported all three are residents of The Enclave subdivision.

B. Other

None.

XIV Director's Items

- A. Review and Discuss May and December Board Meeting Schedule (Presently May 26th – Memorial Day, and December 22nd)

After discussion, upon a motion duly made by Director Kelly, seconded by Director Thomas, and upon vote unanimously carried, the Board approved May 19th and December 15th as the revised board meeting dates for May and December 2014. Mr. Blodgett will update the website.

Director Herbolich noted that Mr. Hidahl's retirement reception as City Manager of the City of Lone Tree is January 30th from 4:30 p.m. to 6:00 p.m. at the Lone Tree Arts Center. All are invited.

Director Pearson reported that he and Director Van Ramshorst met with Ms. Harwell for the annual review of the District's accountant. He reported that Ms. Harwell indicated their costs will not be significantly reduced due to the retirement of the District's bonds since 98% of their work effort is related to general and capital projects and only a very small portion to paying the principal and interest on the bonds twice annually.

He reported that he reviewed the District's checks and balances with Ms. Harwell and satisfied that they are in place.

Ms. Harwell also reported she is utilizing other staff in the CLA accounting office to leverage the District's cost to the most cost effective rate possible and still provide high quality service for the District. Director Pearson and Director Van Ramshorst reported they were very satisfied with the meeting with Ms. Harwell.

XV. Other Items

Mr. Cotten reported that the City is proceeding with improvements to the RidgeGate Parkway interchange of approximately \$250,000 for a ramp to improve access. They are working to improve access for eastbound Lincoln onto north bound I-25. A second lane will be added. It is hoped the work can be bid in July and finished by the end of 2014. The Board thanked Mr. Cotten for his update.

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XVI. Adjournment

Upon a motion duly made by Director Herbolich, seconded by Director Kelly, and upon vote unanimously carried, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,



Secretary for the Meeting

Next Scheduled Meeting: The Next Meeting is a Regular Meeting scheduled for February 24, 2014, at 5:00 p.m. at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado