

MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
PARK MEADOWS METROPOLITAN DISTRICT  
JUNE 23, 2014

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, June 23, 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  
Roger Pearson  
Greg Kelly  
Tom Haning

Also in attendance were:

Bob Blodgett and Stephany Juneau; CliftonLarsonAllen LLP  
Tamara Seaver; Icenogle Seaver Pogue, P.C.  
John Cotten and Taylor Goertz ; TST, Inc., of Denver  
Shamus Pahl and Scott Stoddard; The Brickman Group  
Harold Anderson; Lone Tree City Council  
Kim Monson; Lone Tree City Council  
Pam Schenk-Kelly; Park Meadows Mall Manager  
Steve Parry; 9659 Brook Hill Lane

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. Upon a motion duly made by Director Pearson, seconded by Director Kelly, and upon vote unanimously carried, the Board excused the absence of Director Van Ramshorst.

Approval of  
Agenda

Upon a motion duly made by Director Pearson, seconded by Director Kelly, and upon vote unanimously carried, the Board approved the agenda as presented.

Public Comments None.

CONSENT  
AGENDA

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

- V. Review and Approve Minutes of the May 19, 2014 Regular Meeting
- VI. Ratify Approval of May 27, 2014 Resolution Nominating John J. Herbolich as an SDA Distinguished Board Member and Accept Nomination Form
- VII. Information Items

DISCUSSION  
AGENDA

- VIII. Denver Water Usage Report:

The Board accepted the report.

- IX. Landscape Maintenance/Construction Items:

- A. Accept June Landscape Maintenance Report

Mr. Stoddard reviewed the report with the Board. After discussion, the Board accepted the report.

**Work Orders:**

- 1. Enhancement of Crooked Stick ROW Plants - \$5,475

Mr. Stoddard reported this replaces the dead plants that exist presently in the Crooked Stick ROW. The Board deferred action until the July Board meeting.

- 2. Infill Beds East of Heritage Estates - \$7,450

Mr. Stoddard reported this proposal was provided several years ago to the Board. After discussion, the Board deferred consideration of the proposal to the July Board meeting. The Board asked that Mr. Stoddard send a copy of his proposed plan for the materials to the Board ahead of the meeting.

- 3. West Heritage Estates Entry - \$15,480

Mr. Stoddard reported this was also considered in prior years. This is a full enhancement of this ROW. The infill beds east of

Heritage Estates are a replacement project. After discussion, the Board deferred action to the July Board meeting.

4. Install Maples to Crooked Stick ROW - \$6,695

Mr. Stoddard reported these are additional Maple trees added to the ROW.

Mr. Cotten provided a cost estimate for a split rail fence in the amount of approximately \$25,000. After discussion, the Board deferred action on the plants, trees and fence to the July Board meeting.

5. Sunningdale Plant Material Replacements - \$4,750

Mr. Stoddard reported this is replacing dead materials. After discussion, upon a motion duly made by Director Herbolich, seconded by Director Kelly, and upon vote unanimously carried, the Board approved the Sunningdale plant material replacement work order.

B. Status of Turf Repair Adjacent to Pedestrian Lights on West Side of Yosemite - \$8,535

Mr. Goertz reported the contractor has attempted to reseed the area around the pedestrian lights again. After discussion, the Board directed Mr. Goertz to inform the contractor that the Board desires sod to be placed near the pedestrian lights. The Board deferred action on the Brickman work order for \$8,535.

C. Discuss City of Lone Tree Maintenance Requests

Mr. Cotten reviewed the following requests with the Board: 1) Parkland Road median at County Line Road (already being done); 2) Rock medians within County Line Road and Park Meadows Center Drive (already being done); 3) Yosemite Street median and sidewalk in C-470 ROW (new); 4) Forsstrom Drive island at Yosemite (new); 5) ROW mowing along Willow Creek at County Line Road and Parkway Drive. (Open Space only)(new); 6) ROW mowing along west side of Yosemite at Taos Open Space (already being done); 7) Landscape maintenance along west side of Crooked Stick Trail from RidgeGate Parkway to Bluffmont Drive (already being done).

After discussion, the Board approved all of the maintenance requests. Mr. Stoddard indicated there would be no additional cost to the District in the Brickman contract.

D. Other

Mr. Stoddard presented a proposal to spray the thistle at the southeast corner of the Yosemite and C470 interchange. He indicated the cost would be \$1,470. Upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board approved not to exceed \$1,500 for Brickman to spray the thistle and weeds at this corner subject to obtaining approval of CDOT to access the property. Mr. Cotten will work with CDOT regarding a license agreement for the District to work on this property that is owned by CDOT.

X. Construction Project Items

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

1. Under Construction

- a. C470/Yosemite Interchange (North Side)  
Landscaping – July Completion

Mr. Goertz reported this project should be completed in July. Work is proceeding on all three corners.

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

Mr. Goertz reported this project will be completed in July.

1. Change Order #1 – Erosion Control –  
\$2,675

Upon a motion duly made by Director Pearson, seconded by Director Haning, and upon vote unanimously carried, the Board approved Change Order #1 – Erosion Control - \$2,675.

2. Change Order #2 – Furnish and Install  
1.25" Gate Valve - \$225

Upon a motion duly made by Director Pearson, seconded Director Haning, and upon vote unanimously carried, the Board approved Change Order #2 – Furnish and Install 1.25” Gate Valve - \$225.

- c. Landscaped Median Rehabilitation – TBD Completion

Mr. Goertz reported this project is proceeding very well. Lone Tree Parkway to Fairview along Lincoln is completed. Director Kelly reported he has reviewed the work and is satisfied with it. Mr. Goertz reported the goal is for the contractor to be able to complete Lincoln to Yosemite and go north on Yosemite to Maximus within the current \$450,000 budget.

The Board asked Mr. Blodgett to obtain the photos Mr. Kelly took from the Dropbox account and place them on the District’s website.

- 2. Under Design

None

- B. Status of County Line Road RFP (Yosemite to Inverness Drive)

Mr. Goertz reported Douglas County released this RFP in June. Responses are due June 24<sup>th</sup>.

- C. Accept 2014-2018 Capital Improvement Project Plan

Mr. Blodgett reviewed with the Board. After discussion, the Board accepted the CIP plan.

- D. Review Crooked Stick Curb and Gutter Improvement Costs

Action was deferred on any improvements to the July meeting.

- E. Other

The Board asked Mr. Stoddard to review the condition of planting materials in the median on Park Meadows Drive west of Yosemite, as well as the Parkway Drive median and replace dead materials and determine what may be under warranty.

Mr. Cotten recommended the District remove the weeds in the future Parkway median west of Acres Green. The Board concurred. Mr. Blodgett will inform Brickman.

XI. Financial Items

A. Approve June Cash Position Report

Mr. Blodgett reviewed 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 June Cash Position Report.

B. Ratify Approval of Prior claims Totaling \$7,040.00 and Approve May Claims Totaling \$166,537.81

Upon a motion duly made by Director Herbolich, seconded by Director Pearson, and upon vote unanimously carried, the Board ratified approval of prior claims and approved the current claims.

C. Other

None.

XII. Manager's Items

A. Website Update

Mr. Blodgett reviewed with the Board.

B. SDA June 13<sup>th</sup> Board Member/Manager Training Results

Mr. Blodgett provided the revised 2014 SDA Board Member Training Manual and the outline from the June 13<sup>th</sup> meeting to the Board for review.

Directors Pearson, Kelly, Herbolich and Haning indicated they would be at some or all of the SDA annual conference. Mr. Blodgett will contact Director Van Ramshorst to determine whether she will be attending. His office will register them when the July 1<sup>st</sup> materials are available.

C. Referrals

None.

D. Other

None.

XIII. Attorney's Items

A. Discuss Status of Revisions to HOA Landscape Maintenance Services Agreements

Ms. Seaver reported on the status of Mr. Blodgett's contacts with the managers of the various homeowners' association and noted that draft letters and revised landscaping agreements containing easements were drafted and ready to be sent pending a date change in the documents.

B. Other

None.

XIV. Director's Items

A. Discuss Change to Service Plan Jurisdiction from Douglas County to the City of Lone Tree – Director Pearson

Director Herbolich reported this item would be reviewed at the July meeting when Director Van Ramshorst is present. Director Pearson reported he placed this on the agenda at the request of Mayor Gunning.

B. Review District Postcard Information Mailing Costs – Director Herbolich

The Board deferred action to the July Board meeting.

C. Other

None.

XV. Other Items

None.

RECORD OF PROCEEDINGS

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XVI. Adjournment

There being no further business to discuss, upon a motion duly made by Director Herbolich, the Board meeting adjourned at 7:05 p.m.

Respectfully submitted,



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Secretary for the Meeting

Next Scheduled Meeting: The Next Meeting is a Regular Meeting scheduled for July 28, 2014, at 5:00 p.m. at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado