

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
AUGUST 25, 2014

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, August 25, 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
Sharon Van Ramshorst

Also in attendance were:

Bob Blodgett; CliftonLarsonAllen LLP
Ed Icenogle; Icenogle Seaver Pogue, P.C.
Shamus Pahl, Devin Listerman and Scott Stoddard; The Brickman Group
John Cotten and Taylor Goertz ; TST, Inc., of Denver
Harold Anderson; Lone Tree City Council
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.

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

Mr. Hammer recommended that the Board not take any additional action regarding Crooked Stick. He also congratulated the Board on attending the

Special District Association Annual Conference educational programs and asked that they bring back information to assist the customers of the District.

Director Kelly thanked Mr. Hammer for his parking information analysis and efforts.

Director Herbolich reported that the Board is not obligated to place Mr. Hammer's statements verbatim in the Board meeting minutes. Mr. Icenogle confirmed this position for the District.

Mr. Icenogle noted all information submitted by Mr. Hammer or other members of the public becomes a public record of the District. However, that does not necessarily mean it is also placed in the minutes of the Board meeting.

CONSENT
AGENDA

The Board removed the July 28th regular meeting minutes from the agenda. They will be considered later in the meeting.

Upon a motion duly made by Director Van Ramshorst, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the Consent Agenda without Item V, the July 28, 2014 Board meeting minutes.

V. Review and Approve Minutes of the July 28, 2014 Regular Meeting

VI. Information Items

DISCUSSION
AGENDA

VII. Denver Water Usage Report:

The Board accepted the Denver Water report.

VIII. Landscape Maintenance/Construction Items:

A. Accept August Landscape Maintenance Report

Mr. Listerman reviewed the August Landscape Maintenance Report with the Board. He noted the efforts Brickman has made in the past month to improve the appearance of the District landscaping. The Board thanked Brickman for their recent efforts.

Director Van Ramshorst expressed concern about the appearance of the Park Meadows Center Drive median south of County Line Road. She indicated the Board expected a more mature look to the landscaping after the replacement materials were planted. Mr. Stoddard reported the District installed one gallon grasses as they have done in the past.

Within one year these grasses will mature and look as good as the other feathered reed grasses in the District medians.

He noted that five gallon grasses would have been \$1,500 more. The Board indicated they would like to have this information in the future for consideration prior to making a decision.

Mr. Listerman also reported Brickman has not yet mowed the southeast corner of C-470 and Yosemite along the slope that CDOT owns that has weeds. Mr. Cotten reported the City has taken care of the mowing at this location.

Director Van Ramshorst asked about the north side of Taos along the east/west drive into the park and along the sidewalk on Yosemite. She noted there are high weeds there. Who takes care of this? Mr. Listerman reported Brickman will review that area tomorrow and report to Mr. Blodgett.

B. Work Orders:

1. Review Repair and Maintain Budget Status

Mr. Listerman and Mr. Blodgett reviewed with the Board. There is approximately \$50,000 currently remaining in the District repair and maintenance budget that has not yet been allocated in 2014.

2. Crooked Stick Work Orders:

- a. Replace Missing Plants in Crooked Stick ROW – \$5,475
- b. Install Maples in Crooked Stick ROW - \$6,695
- c. Crooked Stick ROW Improvements
 - 1. Split Rail Fence - \$25,493.60
 - 2. Curb and Gutter - \$32,910.25
 - 3. Boulders - \$21,125

Director Pearson stated he thought that the Maples would be an addition to the Crooked Stick ROW. Other Board members were concerned about spending any more money at this time on Crooked Stick improvements.

Upon a motion duly made by Director Van Ramshorst, seconded by Director Kelly, and upon vote, the Board voted to table all of the Crooked Stick work orders and do nothing at this time. The motion passed 4 to 1 with Director Pearson voting no.

RECORD OF PROCEEDINGS

3. Water Conservation Plan Lone Tree Parkway, South of Sunningdale - \$11,596

After discussion, the Board did not approve this work order.

4. Plant Replacements Lone Tree Parkway, North of Sunningdale - \$9,320

Mr. Cotten reported that the City would be working on the walls along Lone Tree Parkway within the next few years. This could cause all of the new landscaping to be torn out. The Board decided not to approve the work order.

5. Turf Replacement North Side of Lincoln, Fairview to West District Boundary - \$29,958

Mr. Stoddard reviewed this proposal with the Board. After discussion, the Board decided to approve the mulch replacement for turf within the pine tree groves for about \$11,000 and not approve the turf at an estimated cost of \$18,000.

6. Water Conservation Plan Lincoln Ave., Rosemont to Fairview - \$26,688

After discussion, the Board decided to approve only the work to provide the improvement along the strip between the curb and sidewalk in the approximate amount of \$18,000.

Upon a motion duly made by Director Pearson, seconded by Director Kelly, and upon vote unanimously carried, the Board approved the work orders modified above for a not to exceed amount of \$29,000 subject to City Council review and approval and a new set of drawings to be submitted by Brickman.

C. Other

None.

IX. Construction Project Items

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

1. Under Construction

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

Mr. Goertz reported Ms. Stickler is recommending the planting begin next week. He also indicated that a change order is being written to extend the seating wall 15 feet to the south. The Board asked for Ms. Stickler's recommendation for the extension of the seating wall to the west also. This will be reviewed at the September Board meeting. Director Pearson asked that drawings of the plan also be brought to that meeting.

- b. Landscaped Median Rehabilitation – September Completion

Mr. Goertz reported that the contractor is now repairing the buckled stones throughout the medians. The contractor was able to complete median 2 in Yosemite prior to exhausting their budget. Mr. Goertz reported the contractor was able to complete the median rehabilitation on Lincoln for all islands west of Yosemite and east of Lone Tree Parkway.

- c. Park Meadows Drive Landscaped Median (Acers Green to Quebec) – August Completion/Acceptance

Mr. Goertz reported the work is complete other than a walk through with the contractor, himself and Brickman.

2. Under Design

None

- B. Status of County Line Road Report by URS (Yosemite to Inverness Drive)

Mr. Cotten reported this is an approximate 9 month project. Douglas County is working on an IGA with the TMA to move forward.

- C. Accept 2014-2018 Capital Improvement Project Plan

Mr. Blodgett reported he has included \$100,000 in 2015 through 2018 for median rehabilitation. The Board discussed with Mr. Goertz the remaining requirements to catch up on median rehabilitation work. Mr.

RECORD OF PROCEEDINGS

- D. Consider Approval of Resolution Authorizing Participation in 2019 Construction of C470/Yosemite Multi Modal Overpass with Douglas County and the City of Lone Tree - \$400,000

After discussion, upon a motion duly made by Director Kelly, seconded by Director Herbolich, and upon vote, the Board approved the Resolution to participate in the 2019 construction in the amount of \$400,000 by a vote of 3 to 2, Directors Herbolich and Van Ramshorst voting no.

The Board asked that Mr. Griffith make an effort to obtain participation by Heritage Hills Metropolitan District, Omni Park Metropolitan District, Rampart Range Metropolitan District and South Suburban Parks and Recreation District and other districts who will benefit from these regional improvements besides the Park Meadows Metropolitan District.

- E. Discuss Bus Bench/Stop on South Side of Lincoln Across from Remington Apartments

The Board concurred with the future bus bench. Lone Tree will pay for the concrete pad and the bench. The District will pay for the necessary modifications to the landscaping to accommodate the future pad and bench.

- F. Other

Mr. Mullins addressed the Board as Manager of the Park Meadows Business Improvement District. He stated that the BID would like to work with the City of Lone Tree and Park Meadows Metropolitan District to develop a list of transportation improvements to improve access to the mall and surrounding commercial areas. There is increasing competition from the Castle Rock commercial area, Southglenn and other nearby areas. The mall is now 18 years old and needs to ensure that access is convenient and quick for future tenants and customers. The Board agreed to work with Mr. Mullins, Ms. Schenck and the City as a committee to meet and develop recommendations for the 2015 budget for PMMD. Directors Herbolich and Kelly will represent the Board with the study group. The group may meet prior to the September PMMD Board meeting.

- X. Financial Items

- A. Approve August 22, 2014 Cash Position Report

RECORD OF PROCEEDINGS

X. Financial Items

A. Approve August 22, 2014 Cash Position Report

Mr. Blodgett reviewed with the Board. After discussion, upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board accepted the August 22, 2014 cash position report.

B. Approval of July Claims Totaling \$258,610.82

Mr. Blodgett reviewed with the Board. Upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the July claims totaling \$258,610.82.

C. Other

None.

XI. Manager's Items

A. Review 2015 Landscape Maintenance Services Contract Items -- Draft RFP, List of Contractors and Schedule

Mr. Blodgett reviewed the RFP, the list of potential contractors and the schedule with the Board. Director Pearson recommended the addition of the irrigation technician to the RFP. Mr. Blodgett will do so. Mr. Blodgett noted a tour with the contractors, Brickman and TST is scheduled for Friday, September 5th at 9:00 a.m. at the Lone Tree Civic Center.

Upon a motion duly made by Director Herbolich, seconded by Director Pearson, and upon vote unanimously carried, the Board authorized Mr. Blodgett and Ms. Seaver to finalize the RFP and release to contractors upon request according to the schedule outlined in the RFP.

B. Website Update

None.

C. Referrals

None.

D. Other

None.

XII. Attorney's Items

- A. 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 and Instructing Negotiators Related to the City of Lone Tree and any Matters, Letters, Documents or Discussions Related to any and all of the Foregoing

Upon a motion duly made by Director Van Ramshorst, seconded by Director Kelly, the Board adjourned into Executive Session for purposes of Receiving Legal Advice on Specific Legal Questions, Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategy for Negotiations and Instructing Negotiators Related to the City of Lone Tree and any Matters, Letters, Documents or Discussions Related to any and all of the Foregoing at 7:40 p.m.

Upon a motion duly made by Director Herbolich, seconded by Director Kelly, the board adjourned out of Executive Session at 8:15 p.m.

The Board asked Mr. Icenogle to summarize the provisions of the District's original service plan and the 2002 amendment for review at the September Board meeting.

- B. Status of HOA landscape Maintenance Services Agreements

Deferred.

- C. Approve Task Order with City of Lone Tree for PMMD Contribution to I-25/Lincoln Eastbound Ramp Improvements - \$180,000

Deferred

- D. Other

The Board asked that an Executive Session be scheduled at the September meeting to discuss the HOA ROW easement agreements and water use. Mr. Blodgett will do so.

RECORD OF PROCEEDINGS

XIII. Director's Items

- A. Discuss Changes to Service Plan Jurisdiction from Douglas County to the City of Lone Tree

Deferred to the September 22nd meeting.

- B. Review District Postcard Information Mailing Costs – Director Herbolich

Deferred to the September 22nd. Meeting.

- C. Discuss Designated Media Spokesperson – Director Herbolich

Deferred to the September 22nd meeting.

- D. Discuss HOA Summit Representative – Director Herbolich

Deferred to the September 22nd meeting.

- E. Discuss Community Input to Board Members

Deferred to the September 22nd meeting.

- F. Other

None.

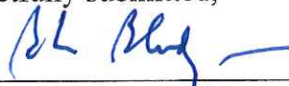
XIV. Other Items

None.

XV. Adjournment

Upon a motion duly made by Director Van Ramshorst, seconded by Director Kelly, and upon vote unanimously carried, the Board adjourned the meeting at 8:16p.m.

Respectfully submitted,



Secretary for the Meeting

Next Scheduled Meeting: The Next Meeting is a Regular Meeting scheduled for September 22, 2014, at 5:00 p.m. at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado