

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
JANUARY 26, 2015

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, January 26, 2015 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
Tom Haning
Greg Kelly
Roger Pearson
Sharon Van Ramshorst

Also in attendance were:

Bob Blodgett and Christine Harwell; CliftonLarsonAllen LLP
Tamara Seaver; Icenogle Seaver Pogue, P.C.
Robin Price; The Brickman Group
John Cotten and Taylor Goertz; TTG
Harold Anderson; Lone Tree City Council
Fred Hammer; 9684 Brook Hill Court
Steve Parry; 9659 Brook Hill Court, Enclave HOA Board Member
Herb Steele; 9528 Brook Hill Court, President of Enclave HOA
John Mullins; Park Meadows BID

Call to Order

Director Herbolich called the meeting to order at 5:00 p.m.

Declaration of
Quorum/
Disclosure Matters

A quorum was declared present, and there were no disclosure matters.

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 submitted.

Public Comments None.

CONSENT AGENDA

V. Review and approve Minutes of the December 15, 2014 Special Meeting

Upon a motion duly made by Director Pearson, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the December 15, 2014 Special Meeting minutes as amended.

VI. Information Items

None.

DISCUSSION AGENDA

VII. Accept Denver Water Usage Report

Upon a motion duly made by Director Pearson, seconded by Director Kelly, and upon vote unanimously carried, the Board accepted the report.

VIII. Landscape Maintenance/Construction Items- Robin Price

A. Accept January Landscape Maintenance Report

Ms. Price reviewed with the Board. After discussion, the Board accepted the report.

B. Work Orders

1. Soil Flush Turf Areas - \$2,880

Upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the soil flush turf area work order in the amount of \$2,880.

2. Gypsum Application - \$1,150

Upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the gypsum application work order in the amount of \$1,150.

3. Irrigation Tech Consult - \$104

Deferred to the February 23, 2015 Board meeting.

C. Review 2015 Proposed Special Services Budget

Ms. Price reviewed with the Board. She noted it includes the entire deferred 2014 work order list except for the last three items. The Board accepted the report.

D. Review Deferred List 2014 Work Orders

Ms. Price reviewed with the Board. The Board accepted the list with the revised descriptions requested by the Board.

E. Concerns Related to Developer-Installed Perimeter Brick Walls

Director Herbolich and Mr. Cotten described a meeting they had on Enclave property with Mr. Steele and another Enclave HOA representative, as well as their discussions over the Enclave's worries about the condition of a developer-installed perimeter wall. Mr. Cotten described a discrete area of District landscaping that could be modified slightly in slope and planting if the Board wished to make the modifications. At this point, Ms. Seaver noted for the Board that there is no evidence that the District's landscaping activities have contributed in any way to Enclave's issues. Mr. Cotten concurred with Ms. Seaver. The Board discussed concern about any action being argued by Enclave as an admission of fault. Ms. Seaver recommended the District require a broad release as a condition of undertaking the work described by Mr. Cotten.

The Board concurred and asked Ms. Seaver to provide a letter agreement, with an appropriate release to the Enclave.

F. Other

None.

IX. Construction Project Items

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

1. Discuss Parkway Drive Reconstruction Options, Including Medians

Mr. Goertz reported the City is looking at all of the options regarding the potential cost of reconstruction, including medians, for this section of Parkway Drive between Acres Green and County Line Road. The recommended solution reduces the cost of the reconstruction from \$1,200,000 to \$750,000. PMMD would contribute \$150,000 instead of \$600,000 to this cost. The revised median plan would include two medians

at an estimated cost of \$150,000 in 2016 instead of the current estimate of \$250,000 in 2016.

The Board discussed the potential cost of the medians in Parkway Drive. After discussion, upon a motion duly made by Director Pearson, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved a minimal landscape design in the future Parkway Drive medians.

Mr. Goertz and Mr. Cotten indicated they would like to review this further with the City Manager and City Council before finalizing the plans with the District. The Board concurred. There will be a further report at the February Board meeting.

2. Status of Lincoln Pedestrian Bridge

Mr. Cotten reported an architectural contract has been let. Design is underway. There will be public meetings on the design in the summer of 2015. The construction contract can possibly be let by the end of 2015. Mr. Cotten reported that Douglas County is contributing \$1,000,000 and the South Suburban Parks and Recreation District is contributing \$1,000,000 toward the cost. The request to the District Board is also \$1,000,000.

Further update at the February Board meeting.

3. Status of Yosemite/C-470 Multi Modal Bridge

Mr. Cotten reported that, with the assistance of Mayor Pro Tem Jackie Millet, DRCOG President, the DRCOG Board approved \$2,000,000 toward the cost of this estimated \$4,000,000 bridge in 2019. The District Board is being asked to contribute \$400,000 toward this cost in 2019. The Board thanked Mr. Cotten for this update.

4. 2015 Median Rehabilitation Contract Update (for February Board meeting approval)

Mr. Goertz reported he will have the recommended contract with Chancery Construction to Ms. Seaver for review prior to the February meeting. It is anticipated it can be approved at the February Board meeting in a not to exceed amount of \$250,000 for 2015 work.

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

The Board reviewed the update provided by Mr. Griffith. Director Kelly will be attending the progress meeting. Director Herbolich may attend also.

C. Status of County Line Road Median Design

1. Discuss Possible Survey – estimated cost \$10,000

The Board reviewed the information from Ms. Stickler regarding the benefits of a survey of County Line Road. Mr. Cotten noted that the County Line Road study and recommended improvements may impact the potential alignment of the future medians and the survey results. After discussion, the Board decided not to have a formal survey of the medians done at this time Ms. Stickler will continue with her current scope of work using aerial photographs.

D. Accept 2015-2019 Capital Improvement Project Plan

Mr. Blodgett reviewed with the Board. After discussion, the Board accepted the report. Mr. Blodgett will modify the report based on Mr. Cotten's January 23rd revised CIP budget from the City of Lone Tree.

E. Other

Director Pearson noted that the recently completed landscaping improvements at the Yosemite and C-470 interchange on the north side do not look like the drawings. Mr. Cotten indicated the plants may not be fully grown until spring or late summer. They are under warranty. Mr. Cotten will review with the contractor in the next few months.

X. Financial Items

A. Review and Accept December 31, 2014 Financial Statements and Cash Position Report Updated January 23, 2015

Ms. Harwell 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 December 31, 2014 Financial Statements and the Cash Position updated January 23, 2015. She noted that Haynie & Company is completing the audit and that it will be available in April.

B. Approval of December Claims Totaling \$71,986.37

Upon a motion duly made by Director Van Ramshorst, seconded by Director Pearson and upon vote unanimously carried, the Board approved the December claims as revised.

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C. 2015-2024 Capital Improvement Projects

Ms. Harwell reviewed with the Board. After discussion, the Board accepted the 2015-2024 Financial Projections.

D. Other

None.

XI. Manager's Items

A. Referrals

None.

XII. Attorney's Items

A. Approve Motion Designating the Lone Tree Civic Center as the 24-Hour Posting Location

Upon a motion duly made by Director Pearson, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board designated the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado 80124 as the 24-hour meeting posting location for the District.

B. Other

None.

XIII. Director's Items

A. Discuss 2015 District Goals

Deferred to the February Board Meeting.

B. Review and Approve 2015 Management Services Agreement with CliftonLarsonAllen LLP

The Board expressed concerns about the services provided in 2014 by CliftonLarsonAllen LLP. After discussion, the Board deferred action on the agreement to a future meeting. The Board decided to hold a Special Meeting on Friday, February 13, 2015 at 12:00 noon at the Lone Tree Golf Club to conduct an executive session to discuss the management services agreement with CliftonLarsonAllen LLP.

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C. Other

None.

XIV. Other Items

None.

XV. Adjournment

Upon a motion duly made by Director Pearson, seconded by Director Kelly, and upon vote unanimously carried, the meeting adjourned at 7:45 p.m.

Respectfully submitted,



Secretary for the Meeting

Next Scheduled Meeting: The Next Meeting is a Special Meeting scheduled for February 13, 2015 at 12:00 p.m. at the Lone Tree Golf Club, 9808 Sunningdale Blvd., Lone Tree, Colorado