

MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
PARK MEADOWS METROPOLITAN DISTRICT  
FEBRUARY 23, 2015

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, February 23, 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; CliftonLarsonAllen LLP  
Tamara Seaver; Icenogle Seaver Pogue, P.C.  
Robin Price; The Brickman Group  
John Cotten and Taylor Goertz; TTG  
Harold Anderson and Kim Monson; Lone Tree City Council  
Jeff Krosky; Chancery Construction, Inc.  
Fred Hammer; 9684 Brook Hill Court

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.

Report from  
Director Herbolich

Director Herbolich reported on the Heritage-Enclave HOA's rejection of the District's proposed terms for reconfiguring slope, irrigation and vegetation as requested by the HOA adjacent to a developer installed perimeter wall within the subdivision and noted that the rejection eliminated the need for further discussion by the Board.

Approval of  
Agenda

The Board approved the agenda as submitted, noting that the Enclave matter would need no further Board discussion.

Public Comments

Mr. Hammer complimented the Board and City on their efforts to save money on the Parkway Drive reconstruction and median design.

Mr. Hammer then commented on the interplay between the January meeting minutes and the District's goals as listed on the District's website. Mr. Blodgett clarified that Mr. Hammer's recitation of goals were actually items listed on the services website page. The Board thanked Mr. Hammer for his comments.

CONSENT AGENDA

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

V. Review and Approve Minutes of the February 13, 2015 Special Meeting and January 26, 2015 Regular Meeting

VI. Information Items

DISCUSSION AGENDA

VII. Accept Denver Water Usage Report

The Board accepted the Denver Water Usage Report.

VIII. Landscape Maintenance/Construction Items- Robin Price

A. Accept February Landscape Maintenance Report

Ms. Price summarized the February report for the Board. The Board accepted the report.

B. Work Order Proposals from Brickman

1. Proposal to Top Dress Tree Rings with Cedar Mulch - \$12,000

Upon a motion duly made by Director Pearson, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the work order to top dress tree rings with cedar mulch in the amount of \$12,000.

2. Proposal to Top Dress Mulch Beds - \$30,000

The Board asked for additional information regarding the labor and material costs that make up the \$30,000 estimate. Action was deferred to the March Board meeting.

3. Proposed Emerald Ash Borer Prevention Treatment - \$6,864

Ms. Price reported the City of Lone Tree is recommending that the prevention treatment not be implemented since the problem has been contained within the City of Boulder at this time. After discussion, the Board deferred action on the Emerald Ash Borer prevention treatment.

4. Proposal to Remove Declining Spruce Tree (northwest corner of Lincoln and Fairview Drive) and Grind Stump - \$850

Director Herbolich recommended that this removal be combined in one contract with other dead tree removals in the spring. This should provide economies of scale and lower per tree removal costs. Ms. Price concurred. Action was deferred.

5. Proposed Soil Flush for Various Turf Areas March/April - \$2,880

Upon a motion duly made by Director Pearson, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the March/April soil flush turf areas in the amount of \$2,880.

6. Proposed Gypsum Application March/April - \$1,150

Upon a motion duly made by Director Pearson, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the March/April gypsum application in the amount of \$1,150.

Mr. Blodgett asked that Brickman provide the detailed supporting information regarding labor and material costs for each proposed work order in the future.

C. Other

None.

IX. Construction Project Items

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

1. Status of Parkway Drive Reconstruction Options, Including Medians

Mr. Cotten reported he has not yet been able to meet with Mr. Hoffman to review the recommended reductions in the scope of the street reconstruction and the medians. Action was deferred to the March meeting.

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

Director Kelly reported he has uploaded concept design drawings provided by Mr. Griffith and the consultant recently for Board review. Further discussion will ensue at the March Board meeting.

C. Status of County Line Road Median Design

Mr. Blodgett reported Ms. Stickler will attend the March meeting to present the updated design concept and cost estimates.

D. Accept 2015-2019 Capital Improvement Project Plan

Director Van Ramshorst questioned line 19 listing the monument sign landscaping at Lincoln Avenue and the Highlands Ranch entrance. Following Board discussion, the Board accepted the CIP plan as amended by the removal of line 19.

E. Other

None.

X. Financial Items

A. Review and Accept the Cash Position Report Updated February 20, 2015

Mr. Blodgett reviewed with the Board. Upon a motion duly made by Director Herbolich, seconded by Director Pearson, and upon vote unanimously carried, the Board accepted the Cash Position Report updated February 20, 2015.

B. Approval of January Claims Totaling \$225,108.81

Mr. Blodgett reviewed with the Board. Upon a motion duly made by Director Herbolich, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the January claims totaling \$225,108.81.

C. Other

None.

XI. Manager's Items

A. Referrals

Mr. Blodgett reported the only referral in the packet is from the City of Lone Tree for a replat in RidgeGate. Mr. Blodgett recommended "no comment" as it does not impact the District. The Board concurred.

XII. Attorney's Items

A. Ms. Seaver noted that Mr. Herbolich's opening report eliminated the need for any consideration of the District's Letter Agreement and Release for Park Meadows Metropolitan District Reconfiguration of Slope, Irrigation and Vegetation Requested by Heritage-Enclave. The Board agreed.

B. Consider Agreement with Chancery Construction, Inc. for 2015 Median Rehabilitation Work - \$250,000

Mr. Krosky of Chancery Construction, Inc., was present and was introduced to the Board.

Mr. Goertz then reported that the 2015 contract, as proposed, will continue median rehabilitation work up Yosemite to Maximus, as well as several areas in Park Meadows Drive.

Following the discussion and upon a motion duly made by Director Pearson, seconded by Director Haning, and upon vote unanimously carried, the Board approved the Agreement with Chancery Construction, Inc. for 2015 Median Rehabilitation work in the amount of \$250,000. Mr. Krosky then thanked the Board for their continuing confidence in Chancery for the 2015 work.

C. 2015 Legislative Update

Ms. Seaver reported on several items of proposed legislation notably including, HB-1092 which adds several new requirements related to transparency and HB-1197 regarding indemnity in public contracts. The Board thanked Ms. Seaver for her report.

XIII. Director's Items

A Discuss 2015 District Goals

The Board discussed the District goals and made revisions. Mr. Blodgett will provide a new draft of the goals at the March meeting for approval.

B. Other

Director Herbolich reported that following the Board's February 13<sup>th</sup> meeting regarding the terms of the CliftonLarsonAllen LLP management services contract, he and Director Kelly met with Mr. Blodgett. Mr. Blodgett is amending the contract's proposed scope of work to provide for basic and special services with associated pricing for presentation to the Board.

Upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board authorized Mr. Blodgett to make the requested changes to the management contract for review at the March meeting.

The Board discussed the Park Meadows Business Improvement District contract with the District. Ms. Seaver reported it expired December 31, 2014. After discussion, the Board authorized Ms. Seaver to call the Park Meadows BID manager and attorney and request a five year extension at the current cost of \$14,334 per year. If ready, this item can be on the March meeting agenda for approval.


XIV. Other Items

None.

XV. Adjournment

Upon a motion duly made by Director Herbolich, seconded by Director Pearson, and upon vote unanimously carried, the meeting adjourned at 6:35 p.m.

Respectfully submitted,

  
Secretary for the Meeting

Next Scheduled Meeting: The Next Meeting is a Regular Meeting scheduled for March 23, 2015 at 5:00 p.m. at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado