

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, March 23, 2015 at 5:00 p.m. at the Lone Tree
Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado.

Attendance:

A regular meeting of the Board of Directors of the Park
Meadows Metropolitan District was scheduled in compliance
with the laws of the State of Colorado, with the following
directors in attendance:

John Herbolich
Tom Haning
Greg Kelly
Sharon Van Ramshorst

The following director was absent (*absence excused*):

Roger Pearson

Also present were:

Kim Monson and Harold Anderson, Lone Tree City
Councilmembers; Robin Price, The Brickman Group; John
Cotten, TTG, Corp.; Bob Blodgett, CliftonLarsonAllen LLP;
and Tamara Seaver, Icenogle Seaver Pogue, PC.

Call to Order/ Declaration of Quorum:

Director Herbolich, noting the presence of a quorum, called
to order the regular meeting of the Board of Directors of Park
Meadows Metropolitan District at 5:00 p.m.

Directors Matters/Disclosure Matters:

None.

Approval of Agenda:

After review and discussion, and upon motion of Director
Kelly, which motion was seconded by Director Herbolich, the
Board of Directors approved the agenda as presented.

Public Comment For Matters Not on Agenda:

No members of the public were present wishing to comment
on District matters.

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- Consent Agenda: Director Van Ramshorst moved approval of the consent agenda, comprising minutes of the February 23, 2015 regular meeting, the motion was seconded by Director Kelly, and was thereafter approved by the Board of Directors
- Discussion Agenda:
- Denver Water Usage Report: The Board reviewed the Denver Water Usage Report.
 - Landscape Maintenance/ Ms. Price made her monthly landscape maintenance report.
 - Construction Items:
 - Proposed Work Orders:
 - Annual Mulch Application Ms. Price presented a proposed work order for annual mulch application in the District's mulch beds in the amount of \$29,880. Following discussion, and on the advice of Ms. Price, the Board agreed to forego mulch work in more interior streets until mulch replacement and refreshment was merited. Thereafter, Director Van Ramshorst moved that the Board remove old mulch (as necessary), turn, fluff and add new mulch, but only in the medians located in South Yosemite Street and Lincoln Avenue, with the price adjusted accordingly. The motion was seconded by Director Kelly and approved unanimously by the Board.
 - April Pest Management Ms. Price presented a proposed work order for gopher and vole pest control, noting the plan was actually for a period of seven months in the monthly amount of \$1,750.00. Following discussion, Director Herbolich moved that the Board approve the pest management plan for the full seven months, thereby avoiding redundant work order proposals and associated costs. The motion was seconded by Director Van Ramshorst and approved unanimously by the Board.
 - Deep Root Tree Watering/ Nourishment Ms. Price then presented a proposed work order for deep root watering and mycorrhizae application for approximately 800 of the District's trees. Director Herbolich moved approval of the work order in the amount of \$6,400. The motion was seconded by Director Van Ramshorst and approved unanimously by the Board.
 - Shrub and Perennial Replacements in Park Meadows Drive, Yosemite St. and Lincoln Avenue Ms. Price presented to the Board three proposed work orders for the replacement of shrubs and perennials within Park Meadow Drive (\$1,875.75), Yosemite St. (\$9,421.00) and Lincoln Avenue (\$15,425.25). The Board discussed the proposals, during which Director Van Ramshorst noted that the Board's policy was no juniper shrubs and trees, due to their failure rates, but other evergreen shrubs and trees may be used. Ms. Price indicated she would eliminate junipers in the proposals unless they filled a void amidst large existing

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junipers and would appear odd unless replaced in kind. Director Van Ramshorst then moved that the Board approve the three work orders noting the Board's policy regarding juniper replacement. The motion was seconded by Director Haning and approved unanimously by the Board.

Construction Project Items:

Parkway Drive

Reconstruction Options

Mr. Cotten reported that Lone Tree City Council had approved revised design for Parkway Drive and landscaped medians thus resulting in lower costs.

County Line Road Study

Mr. Cotten reported that URS will review the signal timing at County Line Road and Park Meadows Center Drive during non-peak hours. This is in conjunction with the overall traffic study by URS from S. Yosemite Street to Inverness Drive.

County Line Road Median
Design and Concept Plan

Mr. Blodgett reported that Ms. Stickler plans to make a presentation on this subject at the May Board meeting.

2015-2019 Capital

Improvement Project Plan

Mr. Blodgett reported on 2015-2019 Capital Improvement Project Plan as amended per prior Board direction. The Board thanked Mr. Blodgett for the report.

Financial Items:

Cash Position/Property Tax
Report

Mr. Blodgett reviewed with the Board the Cash Position and Property Tax Schedule Report, updated as of March 20, 2015. Following Mr. Blodgett's report, Director Herbolich moved that the Board accept the report. The motion was seconded by Director Kelly and approved unanimously by the Board.

February Claims

Mr. Blodgett presented the February 2015 claims totaling \$36,493.35. Following Mr. Blodgett's presentation Director Herbolich moved approval of the claims. The motion was seconded by Director Van Ramshorst and approved unanimously by the Board.

Manager's Items:

Mr. Blodgett discussed with the Board the District's records retention policy, as applied to the District's meeting functions.

Attorney Items:

Update Regarding
Agreement with Park
Meadows Business
Improvement District for
ROW Landscaping
Maintenance Services:

Mr. Herbolich briefed the Board regarding the Business Improvement District Agreement, information provided by Brickman regarding landscaping costs and Mr. Herbolich's conversation with Mr. Mullins. Following discussion the Board directed Ms. Seaver to communicate to Mr. Mullins the District's offer to continue the current landscaping

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arrangement for the sum of \$18,583.64 per year for a 3 year term, with an effective date of January 1, 2015.

Director's Items:

CliftonLarsonAllen LLP
Management Services
Engagement:


Directors Herbolich and Kelly reported that Mr. Blodgett provided a proposal for management services and they would have recommendations for the Board at the April Board meeting.

District Goals:
Other Business:

The Board acknowledged the revised District Goals. Director Herbolich proposed that Ms. Seaver begin drafting District Board Meeting minutes. The Board concurred and Ms. Seaver was directed to draft meeting minutes from March 2015 forward. The Board discussed and authorized individual tickets for Board attendance at the Lone Tree Chamber of Commerce Economic Outlook breakfast meeting.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 6:27 p.m.



Secretary