

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, May 18, 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
Greg Kelly
Sharon Van Ramshorst
Tom Haning

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

Roger Pearson

Also present were:

Fred Hammer, 9684 Brook Hill Place; John Cotten, TTG, Corp.; Chuck Reid, CliftonLarsonAllen LLP; Eric Keesen and Scott Stoddard, The Brickman Group, Stacey Stickler, Valerian; 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 5:05 P.M.

Director Herbolich then noted Director Pearson was ill, following which the Board excused Director Pearson's absence.

Directors Matters/Disclosure Matters:

None.

Approval of Agenda:

After review and discussion, and upon motion of Director Van Ramshorst, which motion was seconded by Director

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Kelly, the Board of Directors approved the agenda as presented.

Public Comment For Matters Not on Agenda: Mr. Hammer complimented Ms. Price on the landscape photos in the Board packet, mentioned that assessed values for homes have gone up and noted the low pay of board members.

Consent Agenda: Director Kelly moved approval of the consent agenda, comprising minutes of the April 27, 2015 regular meeting. The motion was seconded by Director Van Ramshorst, and was thereafter approved by the Board of Directors

Discussion Agenda:

Denver Water Usage Report: Mr. Reid noted the correspondence from Ms. Shaw of Denver Water in the Board packet which indicates that the 5 year terms for all irrigation efficiency contracts have ended. The Board thanked Mr. Reid and asked him to ensure the District is on the distribution list for Denver Water's water budget program.

Landscape Maintenance/ Construction Items:

May Landscape Maintenance Report: Messrs. Keesen and Stoddard noted that the heavy rains were making it difficult to keep turf trimmed and reported on the impact of the recent late snow, which resulted in approximately 50 additional hours of work related to damage remediation and branch removal. Mr. Keesen stated that many trees suffered leader damage in the storm and other plantings were damaged. Ms. Price will evaluate damaged trees and plants over the next month, inventory damage and report to the Board at the June Board meeting. She mentioned that many shrubs were also damaged from the November 2014 freeze and those would be evaluated as well. Mr. Stoddard reported on a drainage issue coming from the Lone Tree Golf Course along Lincoln. Mr. Cotten agreed to speak with South Suburban Park and Recreation District as the owner of the golf course.

ROW Landscaping Work Policy Discussion: The Board discussed both the District's 2008 Resolution Authorizing the District Manager to Approve Expenditures in the Event of an Emergency and Mr. Blodgett's report regarding general categories of landscaping work, clarifying that, contrary to Mr. Blodgett's definition of "enhancements" in the report, the Board's policy is and has been that the term

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“enhancements” means only upgraded or additional plant materials and does not mean replacement of existing plant materials with like materials or like quantities. Following the discussion, the Board concluded the current policies provided sufficient clarity on landscaping categories and costs.

Proposed Work Orders:

Heritage Estates ROW Improvements (west of entry to Carriage Club): Mr. Keesen presented a proposed work order for various plant materials and replacements in the vicinity of the west entry to the Carriage Club. The Board discussed potential HOA participation and the history of such attempts at cooperation. Director Van Ramshorst recalled a 2014 plan for more limited landscaping work and, following discussion, the Board asked Brickman to come back with a plan similar to the 2014 plan, in an amount not to exceed \$10,000, including removal of junipers and clumpy or unappealing grass.

Lone Tree Parkway ROW Improvements (north of Sunningdale to Golf Course): The Board discussed and determined unanimously to approve the proposed work order improvements at seventy-five percent (75%) of the \$9,914.00 level recommended in the proposed work order. Upon motion of Director Herbolich, second by Director Van Ramshorst, and upon vote, the motion carried unanimously. Director Haning abstained from voting on this matter.

Sod Replacement:

Mr. Stoddard reported on the state of various turf areas within the District and the infiltration of crab grasses contributing to sod degradation. Director Kelly asked why the crab grass is thriving and Mr. Stoddard responded that road chemicals can damage the blue grass allowing crab grass infiltration. Director Van Ramshorst clarified that the proposed work order excluded the Jubilee Church area. Following discussion and the clarification, Director Herbolich moved that the board approve the proposed work order for sod replacement in the amount of \$18,462. The motion was seconded by Director Kelly and approved unanimously by the Board.

Pine Removal:

Mr. Stoddard presented a proposed work order for the removal of various declining pines. Following discussion, Director Herbolich moved that the Board approve the proposed work order as presented in the amount of \$8,008. The motion was seconded by Director Van

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Ramshorst and approved unanimously by the Board.

Juniper Removal:

Mr. Stoddard presented a proposed work order for juniper removal on the north side of Lincoln. Director Kelly moved that the Board approve the proposed work order as presented in the amount of \$444. The motion was seconded by Director Herbolich and approved unanimously by the Board.

Other:

Mr. Keesen noted Ms. Price's updated matrix of Brickman's 2015 budget based on the Board's actions in 2015. The Board recognized the updates and noted their appreciation for the same.

Messrs. Keesen and Stoddard departed the meeting at this time.

Construction Project Items:

County Line Median
Concept Plan and Cost
Estimates:

Ms. Stickler presented schematic designs and cost estimates for six medians along County Line Road. She began with a review of the status and existing appearance of the medians, noting that two have drainage functions. She then reviewed (a) precedent images, including the exterior of the Park Meadows Mall with red sand stone treatments, (b) recommended site materials and (c) a potential planting palette. She concluded with review of the individual median schematics and cost estimates noting that for each median two options were given, one with more robust treatments and materials and one with more conservative treatments and materials. Option 1 costs were approximately three million dollars (\$3,000,000.) and Option 2 costs were approximately one million nine hundred thousand (\$1,900,000.). Director Herbolich noted the current budget anticipates only approximately six hundred thousand (\$600,000) for 2016 and 2017. Thereafter, the Board discussed the interplay with future County Line Road improvements being studied by Douglas County. Mr. Cotten reported that he was not certain of the timing, but expected improvements might occur in 2018 depending upon the results of the County Line Road Study.

Mr. Hammer departed the meeting at 6:52 p.m. during Ms. Stickler's presentation.

C-470 and Yosemite
Warranty Work:

Ms. Stickler reported on her conclusions following an April 30, 2015 warranty walk of the project with Mr. Goertz, the

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City of Lone Tree, Ms. Price and TCI representatives. She found numerous deficiencies to be remedied under TCI's contract warranty obligations and sought the Board's permission to notify TCI that all warranty items noted in her written report need to be completed by June 15, 2015. The Board directed Ms. Stickler to send the notice.

County Line Road Study: Mr. Cotten reported that despite traded calls with Mr. Griffith, he had not spoken with Mr. Griffith.

Lincoln Avenue Pedestrian Bridge: Mr. Cotten reported on the City's pursuit of the bridge, noting that the City began considering it 6-7 years ago. Recently the City's focus has intensified and conceptual studies indicate that among the benefits of the bridge are fewer pedestrian calls on Lincoln resulting in less traffic disruptions and delays, and connectivity between the older and newer portions of the City to promote community. Mr. Cotten reported that current participants in construction and or funding the proposed bridge include the City, Douglas County, South Suburban, Ridgeway and Omni-Park. Mr. Cotten noted his upcoming meeting with Heritage Hills and Directors Van Ramshorst and Herbolich stressed the importance of such participation. Mr. Cotten reviewed with the Board a model of the bridge along with schematic images, noting the two most probable designs and the anticipated cost of approximately six million eight hundred thousand dollars (\$6,800,000.), of which the City is seeking the sum of one million dollars (\$1,000,000.) from the District. Stressing the importance of the participation of other special districts, the Board noted that the current capital budget does show the requested contribution in 2016.

Other: The Board discussed the Valerian proposal for "on-call" services related to landscaping and elected to table the matter to be taken up at the June meeting when Mr. Pearson could be present.

Financial Items:

Cash Position Report and
Property Tax Schedule:

Mr. Reid noted the cash position, following which Director Herbolich moved that the Board accept the report. The motion was seconded by Director Kelly and approved unanimously by the Board.

Approval of Claims:

Mr. Reid explained the adjustments to the CliftonLarsonAllen billing. Thereafter Director Kelly moved

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approval of the claims in the amount of \$66,899.50. Director Herbolich seconded the motion which was approved unanimously by the Board.

Manager's Items:

Mr. Reid reported on a referral from the City of Lone Tree on updates to the City's comprehensive plan. The Board directed that a "no comment" reply be given.

Attorney Items:

Ms. Seaver indicated she had no items to report.

Director's Items:

CliftonLarsonAllen LLP
Management Services
Proposal:


Mr. Reid presented the proposal for Management Services. Director Van Ramshorst indicated she had seen no improvement in service since the Board's concerns were made known and while she was not displeased with the price she saw no improvement in noted service deficiencies. Director Kelly noted that he had been hoping for a flat rate. Following discussion, Director Herbolich moved approval of the proposed contract, subject to final review of the terms by Ms. Seaver's office. The motion was seconded by Director Kelly. Director Van Ramshorst voted against the motion which then passed by a vote of 3 to 1. The Board agreed to discuss the matter again in December.

Other Business:

None.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:32 P.M.



Secretary