

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, June 22, 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
Roger Pearson

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

Tom Haning

Also present were:

Harold Anderson, City of Lone Tree Councilmember; Robin Price, The Brickman Group; John Cotten and Taylor Goertz, 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 5:07 P.M.

Directors Matters/Disclosure Matters:

Director Kelly moved that the Board of Directors excuse Director Haning's absence from the meeting. The motion was seconded by Director Pearson and approved by the Board.

Approval of Agenda:

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

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Public Comment For Matters None.
Not on Agenda:

Consent Agenda: Director Kelly moved approval of the consent agenda, comprising minutes of the May 18, 2015 regular meeting and ratification of the Board's prior general approval of Lone Tree Parkway ROW improvements (north of Sunningdale to Golf Course) in the specific amount of \$7,390. The motion was seconded by Director Herbolich, and was thereafter approved by the Board of Directors

Discussion Agenda:
Denver Water Usage Report/HOA Water Savings Report: The Board acknowledged the reports, noting that three HOAs failed to provide them despite repeated requests. Director Herbolich asked that this information be placed on the Consent Agenda in the future.

Landscape Maintenance/
Construction Items:
June Landscape Maintenance Report: Ms. Price presented the June 17, 2015 Monthly Maintenance Site Report, noting freeze damage generally and the particular impact on the District's Blue Mist Spireas. The Board discussed the lack of water at the corner of the turf area surrounding Chuck-E-Cheese because Chuck-E-Cheese has not replaced the backflow preventer. Following the discussion, the Board asked Mr. Goertz to speak with the City of Lone Tree zoning department about sending notice of violation, and directed Ms. Price to proceed immediately with procurement and replacement of the backflow preventer for an amount not to exceed \$3,500, in the hopes of restoring the very dry turf, with Chuck-E-Cheese to reimburse the District for the associated cost.

Proposed Work Orders: Ms. Price discussed the extensive weather damage throughout the District and shared pictures of the same with the Board of Directors. She recommended various mulch and plant replacements along Sunningdale in Proposed Work Order 11, which she distributed during the meeting.

Addition of Proposed Work Order 11 and Approval of all Proposed Work Orders on the Meeting Agenda: Following extensive discussion, Director Pearson moved that the Board approve all 11 Proposed Work Orders as follows:

1. Heritage Estates Plant Replacement Plan (west of entry to Carriage Club) – Amount \$9,273.00
2. Heritage Estates Plant Replacement Plan (east of

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- entry to District boundary) – Amount \$18,972.00
3. Freeze Damaged Tree Replacements – Amount \$10,210
 4. Deciduous Tree Removals – Amount \$2,630.00
 5. District Shrub Rejuvenation Prune – Amount \$1,770
 6. Lone Tree Parkway Blue Mist Spirea Replacements – Amount \$5,420 (Option A)
 7. Plant Replacements SE Corner of County Line and Quebec (Sign Bed) – Amount \$2,922
 8. Sunningdale Median Plant Replacements – Amount \$3,934
 9. Remove Aspens Along Arrowhead – Amount \$975
 10. Plant Replacements at Arrowhead and Lone Tree Parkway Corner – Amount \$1,555
 11. Sunningdale Mulch and Plant Replacements – Amount \$11,769

The motion was seconded by Director Kelly and approved by the Board.

Additional Tree and Plant Replacements Based on Ms. Price's Recommendations Along Parkway Drive and Park Meadows Drive:

Director Van Ramshorst then moved that the Board of Directors delegate to Mr. Blodgett the authority to approve additional plant and tree replacements around the District, and with focus on Parkway Drive and Park Meadows Drive, based on Ms. Price's additional recommendations with the delegation being for an amount not to exceed \$16,000. The motion was seconded by Director Pearson and approved by the Board.

Construction Project Items:
C-470/Yosemite and Park Meadows Drive Median Warranty Work:

Messrs. Blodgett and Goertz and Ms. Seaver reported to the Board regarding the contractor's lack of progress regarding warranty items and obligations, the demand letter sent to the contractor and related matters. Following the discussion, the Board directed Mr. Blodgett to contact the principal for the contractor in order to attempt to come to mutually agreeable solution and to communicate that all work would require a District representative from Brickman or TTG on-site to observe the plantings and seventy two (72) hours' notice.

June 24 Progress Meeting/
County Line Road Study:
Lincoln Avenue Pedestrian Bridge:

The upcoming meeting was discussed and Director Kelly indicated he planned to attend.

Mr. Cotten reported that the project is moving into bidding for construction following the City's approval of the "Leaf" design. Director Pearson inquired as to the costs of design and real property and Mr. Cotten provided explanation.

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2015-2019 Capital Improvements Projects Plan: Director Herbolich noted that the District would appreciate some sort of monument or other permanent recognition of the District as a contributory funding source. Mr. Blodgett inquired about the Valerian proposals for the medians along County Line. The Board discussed the matter and determined to plan for only the medians from I-25 to Willow. The Board then directed Mr. Blodgett to add Valerian's "Option 1" costs for the medians before Willow to the Capital Improvement Plan. Director Herbolich advised that Pam Kelly asked for a presentation and that Mr. Blodgett would make the presentation.

Yosemite right turn lane onto Park Meadows Drive: Mr. Cotten reported that this project will likely roll over into 2016 given the City's delays with right of way acquisition.

Financial Items:

Cash Position Report and Property Tax Schedule: Mr. Blodgett reviewed with the Board the District's updated cash position and property tax collection for 2015. Thereafter, Director Herbolich moved that the Board accept the Cash Position Report. The motion was seconded by Director Pearson and approved by the Board.

Approval of Claims: Mr. Blodgett then reviewed the May 2015 claims with the Board. Director Herbolich moved approval of the claims, totaling \$263,975.82, which motion was seconded by Director Van Ramshorst and approved by the Board.

Manager's Items: None.

Attorney Items:

Executive Session: Tabled.

BidNet Competitor Notice: Ms. Seaver reported on recent correspondence received from a law firm purporting to represent an unnamed competitor of BidNet (BidNet publishes many Colorado government requests for proposal/bid for construction projects). Ms. Seaver noted that the letter alleges violations of the Colorado Open Records Act but that the District is not in violation of the Act and the letter's logic is flawed.

Director's Items:

Valerian On-Call Services: Following discussion, the Board elected not to pursue the On-Call contract with Valerian.

Other Business: Mr. Blodgett reported on updates to the District's property insurance to ensure adequate insurance coverage and thanked Messrs. Cotten and Goertz and Ms. Price for their assistance

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with the effort.

Adjournment:

There being no further business to come before the Board,
the meeting was adjourned at 6:55 P.M.

Secretary

A handwritten signature in blue ink, appearing to read "DL Blundy", is written over a horizontal line. The signature is stylized and includes a long horizontal stroke extending to the right.