

MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
PARK MEADOWS METROPOLITAN DISTRICT  
JULY 27, 2015

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, July 27, 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 & Christine Harwell; CliftonLarsonAllen LLP  
Robin Price; The Brickman Group  
John Cotten and Taylor Goertz; TTG  
Harold Anderson; Lone Tree City Council  
Kim Monson; Lone Tree City Council (left at 5:45 p.m.)  
Brent Bailey; 9192 S. Cedar Hill Way (Heritage Hills)  
Joyce Lew; 9250 S. Cedar Hill Way (Heritage Hills)

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

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

Public Comments

Mr. Bailey and Ms. Lew reported they were members of the Heritage Hills Metropolitan District and were attending to observe the Board meeting this evening. The Board welcomed them to the meeting.

CONSENT AGENDA

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

- V. Review and Approve Minutes of the June 22, 2015 Regular Meeting
- VI. Information Items
  - A. Accept Updated Insurance Policy
  - B. Ratify Brickman Work Orders for Parkway Drive Tree Replacements - \$4,651 and Park Meadows Drive Tree Replacements - \$11,216 – Total \$15,867
  - C. Other

DISCUSSION AGENDA

- VII. Accept Denver Water Usage Report
  - A. HOA Water Savings Reports

The Board asked that the HOA water savings report not be sent every month to the Board; they can be distributed periodically during the irrigation season.

- VIII. Landscape Maintenance/Construction Items
  - A. July Landscape Maintenance Report – Robin Price

Ms. Price reviewed her July report with the Board. She reported that the sod in front of the Jubilee Christian Church at the northeast corner of Lone Tree Parkway and Lincoln is still in poor condition. She is coordinating with the church contractor. After discussion, the Board decided Brickman should go ahead and make repairs to the sod, contingent upon the church agreeing to keep it irrigated.

Upon a motion duly made by Director Van Ramshorst, seconded by Director Pearson, and upon a vote, unanimously carried, the Board approve a not to exceed \$1,000 for sod replacement at the northeast corner of Lone Tree Parkway and Lincoln adjacent to the Jubilee Christian Church contingent on the church providing the necessary irrigation.

Ms. Price reported there was some confusion with the HOAs regarding who is responsible for backflow prevention testing. Mr. Blodgett reported he believed the HOA agreement provides that the District is responsible for the backflow prevention testing as well as the maintenance of the controllers. The Board authorized Brickman to perform the required backflow prevention tests by Denver Water in the future.

Ms. Price reported there are irrigation and pumping issues adjacent to the Enclave wall. After discussion, the Board authorized Ms. Price to bring a proposal from Brickman to the August Board meeting to raise the pump to grade level from the vault it is now in.

Ms. Price reported that Brickman replaced the backflow preventer at the Chuck E Cheese property. The maintenance contractor for Chuck E Cheese reported they could not do the work. Ms. Price spoke with the contractor and the manager and they indicated they would reimburse the District for the work. The Board directed Mr. Blodgett to obtain the Brickman invoice and contact the Chuck E Cheese manager and maintenance contractor and request reimbursement for the cost of the Brickman work. The work was approved for a not to exceed \$3,500 at the June meeting.

The Board asked that Mr. Goertz and Mr. Cotten contact the Lone Tree Zoning Department to review potential site plan violations at Chuck E Cheese and noted their right of way is still not being watered.

Director Pearson expressed concern about some of the District trees on Parkway Drive. Ms. Price reported there was an arborist report prepared a few years ago regarding the condition of the District's trees. The Board asked that Ms. Price review this report and determine whether it should be completed again this year or in the future.

B. Proposed Brickman Work Orders

1. Tree Removal and Replacements - \$13,835

Upon a motion by Director Pearson, seconded by Director Van Ramshorst, and upon a vote, unanimously carried, the Board approved tree removal and replacement in the amount of \$13,835.

2. Parkway Drive Top Dress Mulch and Park Meadows Drive Addition of Rock Top Dress - \$3,135

Upon a motion by Director Pearson, seconded by Director Van Ramshorst, and upon a vote, unanimously carried, the Board approved Parkway Drive top dress mulch and Park Meadows Drive addition of rock top dress in the amount of \$3,135.

3. High Tree Pruning - \$9,750

Ms. Price reported Rocky Mountain Tree Care is the District subcontractor for this work. Upon a motion by Director Pearson, seconded by Director Van Ramshorst, and upon a vote, unanimously carried, the Board approved the high tree pruning in the amount of \$9,750.

C. Other

Director Pearson asked Ms. Price for the status of the eleven work orders approved at the June 22<sup>nd</sup> Board meeting. Ms. Price reviewed each of the work orders, and noted which were completed and which were in process and when they were scheduled.

IX. Construction Project Items

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

1. C-470 / Yosemite and Park Meadows Drive Medians Warranty Work

Mr. Goertz reviewed the proposed change order from TCI in the amount of \$6,490.25 to provide out of scope work at C-470 /Yosemite. Mr. Goertz reported this work was not anticipated, and is needed in addition to the required warranty work. The work will begin the week of August 3<sup>rd</sup> and take approximately three days. He recommended approval of Change Order No. 1.

After discussion, upon a motion duly made by Director Pearson, seconded by Director Kelly, and upon a vote, unanimously carried, the Board approved Change Order No. 1 to the contract with TCI in the amount of \$6,490.25. Mr. Goertz noted Item No. 8C, the addition of three boulders at the southeast corner of Yosemite and Park Meadows Center Drive, is excluded from the change order. The Board asked that Brickman bring a proposal for these boulders (or an alternate solution) for consideration at the August meeting.

Director Kelly expressed concern about the property owner adjacent to the Yosemite/Park Meadows Center Drive project mowing the right of way and the wildflowers. He also expressed concern about CDOT mowing the wildflowers at the southwest corner of Yosemite and the C-470 westbound on ramp. Mr. Cotten reported that CDOT maintains the right of way and their contractor will mow the right of way approximately twice a year.

Mr. Cotten reported CDOT has a license agreement with the District regarding the maintenance of the right of way at the southwest corner of Yosemite and C-470 westbound entry ramp. Mr. Blodgett will review this agreement with Mr. Cotten, and report at a future meeting. The Board's objective is to retain the wildflowers in the right of way in the future if possible.

The Board noted Keesen Landscape Maintenance mowed the right of way at the southeast corner of Park Meadows Center Drive and Yosemite. After discussion, the Board asked Mr. Blodgett to contact Keesen to discuss who their contract is with. Mr. Cotten indicated Teachers' Assurance owns the right of way and the detention pond at the southeast corner of Yosemite and Park Meadows Center Drive.

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

Director Kelly reviewed the results of the recent progress meeting. He reported there will be one additional progress meeting in late October and recommendations from the study should be provided in December. Mr. Blodgett noted that Mr. Griffith, Douglas County Capital Improvements Project Manager, would like to attend a Board meeting in the fall to discuss the study results with the Board. The Board asked that he attend after the study is complete at year end.

C. 2015-2019 Capital Improvement Project Plan

The Board reviewed the amended plan which includes medians E and F in County Line Road being completed in 2020. The Board decided to leave the medians in the CIP.

Mr. Blodgett reported that he, Director Herbolich and Mr. Cotten met with Ms. Kelly at the Park Meadows Mall. She is opposed to any work being approved on future medians in County Line Road until the County Line Road study is completed and all necessary infrastructure improvements are completed first. The Board concurred.

Director Kelly stated that the District cannot contribute directly or indirectly to the County Line Road requested projects if SPIMD is contributing a portion of the costs for them.

D. Discuss Concrete Panels at County Line Road and Parkway Drive

Mr. Goertz reported that the City of Lone Tree has evaluated the condition of the concrete panels on the west side of Parkway Drive at County Line Road. Many of these need to be replaced. The replacement of these panels is not included in the present scope of the Parkway Drive construction project in 2015. The estimated cost to repair the panels is \$250,000. Mr. Goertz and Mr. Cotten indicated the City does not have the funds to pay for these panel replacements.

After discussion, the Board asked Mr. Blodgett to work with Mr. Goertz and Mr. Cotten to attempt to identify available funds in 2015 for the District to pay for this project.

E. Discuss Entertainment District Projects

Mr. Cotten reported the City of Lone Tree has approved moving forward with a signalized intersection at Park Meadows Drive and Kimmer. The City will pay for this project.

The City has also identified the need for a ¾ access at the Mimi's entrance on Park Meadows Drive east of Yosemite. This will require a median east and west of the entrance. The City estimates the cost of this median at \$150,000. The City Council is requesting the District to fund this needed median improvement for improved safety and access at the Mimi's entrance. The Board expressed concern about funding this project which is outside of the District.

F. Other

None.

X. Financial Items

A. Review and Accept June 30, 2015 Financial Statements – Christine Harwell

Ms. Harwell reviewed with the Board. Upon a motion duly made by Director Kelly, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board accepted the June 30, 2015 Financial Statements.

B. Review and Accept Cash Position Report and Property Tax Schedule Updated July 27, 2015

Ms. Harwell reviewed with the Board. After discussion, upon a motion duly made by Director Kelly, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board accepted the Cash Position Report and Property Tax Schedule Updated July 27, 2015.

C. Approval of June Claims Totaling \$110,158.01

Mr. Blodgett reviewed with the Board. After discussion, upon a motion duly made by Director Herbolich, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the June claims totaling \$110,158.01.

D. Other

None.

XI. Manager's Items

A. SDA Annual Conference

No report.

B. Website Update

No report.

C. Referrals

None.

XII. Attorney's Items

A. Executive Session Pursuant to C.R.S., Sections 24-6-402(4)(b) and 24-6-402(e) for the Purposes of Receiving Legal Advice on Specific Legal Question, Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategy for Negotiations and Instructing Negotiators related to Technology Constructors, Inc. warranty issues, if needed

Not required.

XIII. Director's Items

A. Other

Director Pearson indicated he was very pleased with the way the flowers at the waterfall at the southwest corner of Lone Tree Parkway and Yosemite look. This is a City of Lone Tree project. He expressed concern that the entryway at the southeast corner of Quebec and County Line Road adjacent to Chuck E Cheese does not look as attractive. After discussion, the Board decided to request a proposal from Brickman for enhancing this entrance in the 2016 budget.

The Board discussed the appearance of the southeast corner of Park Meadows Drive and Quebec. This sign and landscaping is maintained by the adjacent property owners association. The Board indicated it is in disrepair. They asked the City of Lone Tree to have its zoning department determine whether there is a potential site plan violation at this site.

XIV. Other Items

RECORD OF PROCEEDINGS

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None.

XV. Adjournment

Upon a motion duly made by Director Herbolich, seconded by Director Pearson, and upon vote unanimously carried, the meeting adjourned at 6:40 p.m.

Respectfully submitted,



Secretary for the Meeting

Next Scheduled Meeting: The Next Meeting is a Regular Meeting scheduled for August 24, 2015 at 5:00 p.m. at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado