

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
AUGUST 24, 2015

A regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, August 24, 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
Robin Price; The Brickman Group
John Cotten and Taylor Goertz; TTG
Harold Anderson; Lone Tree City Council
Whitney Miller; Park Meadows BID
Fred Hammer; Enclave
Brent Bailey; Heritage Hills
Joyce Lew; Heritage Hills
Rich Johansen; 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 Van Ramshorst, the Board of Directors approved the agenda as presented.

Public Comments None

CONSENT AGENDA

Director Kelly recommended an amendment to the July 27, 2015 Board Meeting minutes. He 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. The Board concurred.

Upon a motion duly made by Director Herbolich, seconded by Director Pearson, and upon a vote unanimously carried, the Board approved the Consent Agenda with the minutes amended as recommended by Director Kelly.

- V. Review and Approve Minutes of the July 27, 2015 Regular Meeting
- VI. Information Items
 - A. Ratify Work Order with Brickman for Sod Replacement at Northeast Corner of Lone Tree Parkway and Lincoln - \$1,575
 - B. Other
- VII. Accept Denver Water Usage Report

DISCUSSION AGENDA

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

Ms. Price reviewed the August landscape maintenance report with the Board. She reported the City of Lone Tree has received several complaints regarding the height of the feather reed grasses in Lone Tree Parkway as you approach Club Terrace Drive. Mr. Goertz stated that they are not in compliance with the sight triangle safety requirements of the City. Director Herbolich asked the Board to review this intersection prior to the next meeting. Ms. Price stated she could trim the feather reed grasses if required.

Ms. Price also discussed trees on private property hanging over screening walls onto the sidewalk and ROW the District maintains. After discussion, the Board determined that the trees were the property owner's responsibility. They asked the City of Lone Tree to notify the affected homeowners to trim their trees.

- B. Proposed Brickman Work Orders
 - 1. Relocate Irrigation Pump at Enclave ROW - \$3,342

Upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the work order to relocate the irrigation pump at the Enclave ROW in the amount of \$3,342.

2. Placement of Three Boulders at Southeast Corner of Park Meadows Center Drive and Yosemite - \$1,530

Upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon a vote, unanimously carried, the Board approved the placement of three boulders at the southeast corner of Park Meadows Center Drive and Yosemite in the amount of \$1,530.

C. Status of ROW Mowing and Maintenance at Southeast Corner of Park Meadows Center Drive and Yosemite and Southwest Corner of C470 On Ramp and Yosemite

Mr. Blodgett reported that he, Ms. Price and Mr. Goertz toured these corners on Friday, August 21st. The native grass and wildflower seeding was performed in the "disturbance areas" that are surrounding the project but are on property owned by either CDOT or Teacher's Assurance. There are also some erosion issues to be addressed which may require additional cobble in the future in place of the mulch which continues to wash away.

He recommended that the original Board Member Committee that worked on this design, Directors Van Ramshorst and Pearson, tour this area also with Brickman and the City of Lone Tree prior to making any final decisions on future maintenance and seeding of this area. The Board concurred. Mr. Goertz will arrange a tour for Directors Van Ramshorst and Pearson, as well as Ms. Price and himself in the near future. This will be further discussed at the September Board meeting.

D. Other

None.

IX. Construction Project Items

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

No report.

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

No report. The Board indicated this does not need to be on the agenda again until the November Board meeting when the preliminary report is submitted.

C. 2015-2019 Capital Improvement Project Plan

Mr. Blodgett reviewed the DRAFT revised plan with the Board. He reported that in order to provide for the concrete panels in 2015 and the new medians west of Yosemite in 2016 as requested by the City of Lone Tree, the tuck point median rehabilitation project would have to be reduced from \$200,000 in 2016 to \$50,000.

1. Discuss Replacement of Concrete Panels at County Line Road and Parkway Drive in 2015 - \$250,000

The Board concurred with this allocation in 2015.

2. Discuss New Medians East of Yosemite in Park Meadows Drive at Mimi's in 2016 - \$150,000

Mr. Cotten reported the \$150,000 is for the cost of flagstone for medians on each side of the Mimi's entrance in Park Meadows Drive east of Yosemite. No landscaping is included in this cost estimate. Director Van Ramshorst objected to work being done outside the District boundaries. The Board expressed concern about any reduction in the tuck point median rehabilitation budget in 2016 to fund this project.

Mr. Cotten stated that the District does include the Crest Apartments further east on Park Meadows Drive. Director Kelly asked about the assessed value of the Crest Apartment units on Park Meadows Drive. Mr. Cotten indicated they have an assessed value of \$6,000,000. Mr. Blodgett indicated this would translate to about \$36,000 per year in property taxes to the District.

After further discussion, upon a motion duly made by Director Van Ramshorst, seconded by Director Haning, and upon vote unanimously carried, the Board decided not to fund the new medians east of Yosemite in Park Meadows Drive at Mimi's in 2016.

D. Status of C470/Yosemite On Ramp (Northwest Corner) and Park Meadows Center Drive/Yosemite (Southeast Corner) Warranty Work and Change Order

Previously discussed.

E. Other

Heritage Hills representatives asked about the responsibility for bad concrete panels at Yosemite and Heritage Hills Drive. Mr. Cotten responded.

X. Financial Items

- A. Review and Accept Cash Position Report and Property Tax Schedule Updated August 21, 2015

Mr. Blodgett reviewed with the Board. The Board accepted the report.

- B. Approval of July Claims Totaling \$108,938.57

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 July claims totaling \$108,938.57.

Director Van Ramshorst asked about a charge by Ms. Brandenburger on the management claims. Mr. Blodgett responded. Director Pearson asked about the \$32.40 administrative charge on the management bills. Mr. Blodgett indicated these are required fees by Wells Fargo Bank being passed on to all Wells Fargo customers.

- C. Other

None.

Mr. Hammer departed the meeting at 6:15 p.m.

XI. Manager's Items

- A. Website Update

No report.

- B. Referrals

Mr. Blodgett reviewed a referral in Meadows Marketplace from the City of Lone Tree. There is no impact on the District. The Board authorized a "No Comment" response.

XII. Attorney's Items

None.

XIII. Director's Items

- A. Other

RECORD OF PROCEEDINGS

Director Pearson reported he will be out of town for the September Board meeting.

XIV. Other Items

None.

XV. Adjournment

Upon a motion duly made by Director Herbolich, the meeting was adjourned at 6:18 p.m.

Respectfully submitted,



Secretary for the Meeting

Next Scheduled Meeting: The Next Meeting is a Regular Meeting scheduled for September 28, 2015 at 5:00 p.m. at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado