

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS

OF THE

PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, September 28, 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:

Pamela Schenck-Kelly, Park Meadows Business
Improvement District; Whitney Miller, Park Meadows
Business Improvement District; Joyce Lew, Heritage Hills;
Kim Monson and Harold Anderson, City of Lone Tree
Councilmembers; 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 5:00 P.M.

Directors Matters/Disclosure
Matters:

The Board of Directors determined to excuse Director
Pearson's absence from the meeting. The motion was
seconded and approved by the Board.

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Approval of Agenda: After review and discussion, and upon motion of Director Van Ramshorst, which motion was seconded by Director Kelly, the Board of Directors approved the agenda as presented.

Public Comment: Pamela Kelly was present and shared with the Board of Directors her thoughts on the County Line Road Improvement Study and her opinion that widening Park Meadows Center Drive and widening and improving County Line Road are critical to the residents of Lone Tree. She requested that the Board consider supporting these efforts. The Board expressed their support.

Consent Agenda: Director Herbolich moved approval of the consent agenda, comprising the minutes of the August 24, 2015 regular Board meeting. The motion was seconded by Director Van Ramshorst, and was thereafter approved by the Board of Directors.

Discussion Agenda:
Landscape Maintenance/
Construction Items:

September Landscape Ms. Price reviewed with the Board her September
Maintenance Report: Maintenance Report: landscaping report, beginning with discussion of the line of sight issues for the Lone Tree Parkway Median at Club Terrace Drive. Ms. Price reported that Brickman cut back 24 tall grasses but that the solution was temporary as the grasses would grow again in the spring. Director Van Ramshorst suggested transplanting the tall grasses elsewhere and installing other lower shrubs or grasses in the Lone Tree Parkway Median. Ms. Price agreed to bring the Board a budget for such a transplant effort in the spring. Ms. Price then reported on issues with the Lone Tree Parkway median clock which runs 12 irrigation zones, noting that a short in the clock's wiring is being checked by an electrician. She then noted that the pump relocation on Yosemite by the Enclave should be complete.

Proposed Work Orders:

Yosemite/C-470 Landscape Ms. Price reviewed with the Board the proposed work order
Repair: Repair: for landscape repair at Yosemite and C-470. She noted the many issues with grading and drainage patterns. Following discussion, Director Herbolich moved approval of the work order for the hardscape only, in an amount not to exceed

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Crooked Stick Tree Replacement:	\$25,000. Director Van Ramshorst seconded the motion which was approved unanimously by the Board. Brickman will bring forward a work order for the landscape work in the spring of 2016. Ms. Price then discussed the proposed work order for tree replacement along Crooked Stick. The Board directed Mr. Blodgett to seek a commitment from Rampart Range Metropolitan to pay one-half of the costs outlined in the proposed work order. After discussion, upon motion by Director Herbolich, second by Director Van Ramshorst, the board conditionally approved the work order noting that authorization for the work to be performed upon receipt of payment by Rampart Range Metropolitan District for one-half the cost for tree replacement along Crooked Stick has been tendered to Park Meadows Metropolitan District.
Timberline West of Lodgepole Top Dress:	Ms. Price presented a final work order for top dressing along Timberline west of Lodgepole. Following discussion, Director Kelly moved approval of the proposed work order in the amount of \$1,998. The motion was seconded by Director Van Ramshorst and approved unanimously by the Board of Directors
Line of Sight Median Maintenance Issues:	The Board discussed the homeowner trees overhanging the City's right of way along Sunningdale and asked Mr. Goertz to renew the request to the City to send notices to the HOAs asking them to contact people about trimming back the overhanging trees.
Other:	Director Van Ramshorst referred to the Capital Improvement Plan (CIP) in the packet and expressed her understanding that the Board was not interested in replacing the retaining wall at the southwest corner of Timberline and Lone Tree Parkway and that it should be removed from the CIP. The other directors concurred with Director Van Ramshorst's recollection and the Board directed Mr. Blodgett to remove this line item from the CIP.
Construction Project Items: Lone Tree/PMMD Joint Cooperative Projects:	Mr. Goertz reported on the Parkway Drive Bid opening, noting that the pricing was quite favorable, coming in well below the engineer's estimate for the base bid and still low for the concrete option. He stated the estimated cost will be \$200,000, as he noted is well below \$250,000 engineer's estimate. Mr. Blodgett will revise the CIP accordingly.
2015-2021 Capital Improvements Projects Plan:	Mr. Cotten noted that in 2017 the CIP contains \$150,000 for landscaping and requested that the District move that up to

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2016, moving \$150,000 of the District's contribution to the Lincoln Pedestrian Bridge from 2016 to 2017. Director Herbolich moved that the Board revise the CIP accordingly. Director Van Ramshorst seconded the motion which was thereafter approved unanimously by the Board.

Other:

Mr. Blodgett reported on expected revenue as a result of higher assessed valuations from Douglas County. Director Van Ramshorst noted an informative presentation at the SDA's Annual Conference discussing reserves and good planning. She expressed concern about the balance between spending and saving for unplanned and perhaps catastrophic events and suggested the Board consider utilizing some of the funds expected from higher assessed valuation for reserves of some sort. Director Kelly asked that the Board understand their insurance coverage before coming to any decision. Mr. Blodgett reported on the recent update of the District's coverage and the Board asked Mr. Blodgett to have the insurance representative attend the October Board Meeting to explain the coverages. Director Haning noted the discussion would be appropriate in the context of the 2016 Budget. Director Herbolich then asked about GIS data on the District's irrigation system. Mr. Cotten recommended having as-built drawings over GIS data.

Financial Items:

Cash Position Report and
Property Tax Schedule:

Mr. Blodgett then reviewed the cash position report with the Board as well as the updated property tax collection report. The Board accepted Mr. Blodgett's report.

Approval of Claims:

Mr. Blodgett then reviewed the September claims with the Board, totaling \$95,118.88. Following Mr. Blodgett's review, Director Kelly moved approval of the claims as presented. Director Herbolich seconded the motion which was approved unanimously by the Board of Directors.

Manager's Items:

2016 Budget Review:

Mr. Blodgett presented to the Board of Directors the draft 2016 Budget. He then asked for two board members to serve as the budget committee and the Board expressed desire to have Directors Van Ramshorst and Pearson continue in that role. Mr. Blodgett noted that during the October 26, 2015 Board Meeting the committee's thoughts and a revised budget would be presented and thereafter a public hearing would be held during the November 23, 2015 Board Meeting.

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Attorney Items: Ms. Seaver announced that a full report on the 2015 adopted legislation was included in the Board's meeting packets and noted a few of the items therein.

Director's Items:
Discuss future Landscape Design and Alternatives: Director Herbolich sought input regarding use of Brickman for future landscape design projects. Director Kelly asked Ms. Price if Brickman has the capability to produce bid construction documents. Ms. Price reported that the Valley Crest division has that capability but they really are not set up for large job bid sets. The Board expressed dissatisfaction with the C-470/Yosemite design and then moved on.

Other: Thereafter Director Herbolich reported on the special Board meeting to be held on October 7, 2015.

Other Business: Director Herbolich reported that the SDA is requesting input from the District regarding what other services can be provided in the future. The Board acknowledged the request.

Adjournment: There being no further business to come before the Board, upon motion made by Director Herbolich, second by Director Haning, the meeting was adjourned at 7:00 P.M.


Secretary