

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, November 23, 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  
Tom Haning  
Roger Pearson

Also present were:

Mark S. Thomas, Resident; Wendy Ahrens, Resident; Marcus Thomas, Resident; Wayne Gibson, Vista; Steve Parry, Resident; Martha Sippel, Resident; Mike Macre, Resident; Harvey Field, Resident; Diana Wening, Resident; Harold Anderson, City of Lone Tree Councilmember; Robin Price and Scott Stoddard, The Brickman Group; John Cotten and Taylor Goertz, TTG Corp.; Christine Harwell and 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 Van Ramshorst's absence from the meeting. The motion was seconded and approved by the Board.

Director Herbolich noted a potential issue raised by Director Van Ramshorst's absence given her position as the District's Secretary. Following discussion Director Herbolich moved

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that the Board appoint an Acting Secretary for the duration of the Board meeting and that Director Pearson be so appointed. The motion was seconded by Director Kelly and approved unanimously by the Board. .

Approval of Agenda:

The Board approved the agenda as presented.

Public Comment:

Numerous members of the public were present and commented in support of the District approving a 2016 budget retaining the long standing and current 2015 mill levy. Mark Thomas addressed the Board and expressed the importance of funding improvements and facilities enhancing the aesthetics of the community and enabling mobility. Mr. Thomas indicated that the District's mill levy supports such improvements and facilities and makes Lone Tree a special community in which to live, including enhancement of property values. Following Mr. Thomas's comments, Martha Sippel addressed the Board of Directors. She noted that she moved the City of Lone Tree for the many amenities and upgraded infrastructure and that it is important to maintain the District's mill levy as it is critical to improving property values. Lone Tree City Councilman, Harold Anderson next addressed the Board. Councilman Anderson described the District's pivotal role as the City's partner for City improvement projects and noted the City's reliance on the District's mill levy to allow the City to avoid the imposition of property taxes; a situation almost unprecedented in municipal government. Councilmember Anderson told that Board that if the current District mill levy is not maintained the City will eventually become less attractive or the City will have to consider imposing a City property tax mill levy. Next, Diana Wening addressed the Board of Directors expressing her support for retention of the current mill levy and support for all prior comments. Finally, Wayne Gibson addressed the Board and expressed his opinion that the District spends all tax money responsibly and to the benefit of all in the community. As such, Mr. Gibson told the Board he supports retention of the current mill levy.

Public Hearing on Amendment  
to 2015 Budget:

Tabled as unnecessary

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**Public Hearing on 2016 Budget:** Director Herbolich opened a public hearing on the proposed 2016 budget at 5:15 p.m. and introduced Ms. Harwell who proceeded to review the draft 2016 Budget with the Board. In her review Ms. Harwell advised that one-third of the mill levy funding derives from residential property taxes and two-thirds of the mill levy funding derives from commercial property taxes. Ms. Harwell reported that the average homeowner pays \$300 in annual property tax to the District and outlined that the mill levy is actually much lower than other area special district mill levies. Following board discussion, Director Herbolich thanked all present for their thoughtful commentary, closed the public hearing and moved that the Board adopt the 2016 Budget (Resolution No. 2015-11-02), appropriate the expenditures therefore and certify the 2016 mill levy of 6.387 mills. The motion was seconded by Director Pearson and approved unanimously by the Board of Directors.

**Accounting Updates:**

**Banking Services Options:**

Ms. Harwell reviewed with the Board of Directors the three banking options for the District's operating accounts and her recommendation that the Board select First Bank for their accounts based on service and fee considerations. Following discussion, Director Kelly moved that the District's operating accounts be moved to First Bank. The motion was seconded by Director Pearson and approved unanimously by the Board.

**2016 Accounting Services  
Engagement:**

Ms. Harwell reported that the letter was still in process at CLA. The Board of Directors discussed the matter and following discussion, Director Pearson moved that the Board re-engage CLA for 2016 accounting services, subject to General Counsel's approval of the forthcoming 2016 letter. The motion was seconded by Director Haning and approved unanimously by the Board.

**Consent Agenda:**

Director Kelly moved approval of the Consent Agenda, comprising minutes of the October 26, 2015 regular meeting, Denver Water Usage report, engagement of CliftonLarsonAllen LLP for 2016 management services and engagement of Haynie & Company for preparation of the 2015 audit in the amount of \$3,200 as amended by Ms. Harwell, (plus out of pocket expenses). The motion was seconded by Director Pearson, and was thereafter approved by the Board of Directors

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Discussion Agenda:  
Landscape Maintenance/  
Construction Items:

November Landscape  
Maintenance Report:

Ms. Price reported that Brickman is working on cleaning up pine needles, cleaning up broken branches on two pines in the Lincoln Median just east of Lone Tree Parkway due to a car accident and blowing out and otherwise winterizing the irrigation system. Ms. Price reported on increased main line leaks in 2015 and Brickman's investigation which revealed the lack of glue on connections. She next reported on the completion of the C-470/Yosemite beds. Director Pearson asked Ms. Price to provide a running total on Brickman's pricing report to allow the Board to track expenditures. Ms. Price agreed to provide the running total going forward.

Taos of Lone Tree HOA  
request for Modifications to  
Yosemite Right of Way  
Improvements:

Mr. Blodgett reported on the Taos at Lone Tree HOA request to consent to and assist financially with the installation of cobble in favor of turf near the HOA wall. Mr. Cotten noted that the City does not object to the right-of-way modifications. The Board discussed the request and asked Ms. Price to provide a more detailed evaluation of the costs and come back to the Board with additional information in December.

Construction Project Items:  
Parkway Drive Landscaped  
Medians Design Proposal  
and Construction Options;

Mr. Stoddard discussed with the Board Brickman's landscape design proposal. Following Board discussion, Director Kelly moved that the Board approve the proposal in the amount of \$3,350 and directed Messrs. Cotten and Goertz to contact Chancery construction regarding the flagstone work. The motion was seconded by Director Pearson and approved unanimously by the Board.

Financial Items:  
October 31, 2015 Cash  
Position Report:

Mr. Blodgett presented the October 31, 2015 cash position, updated November 20, 2015, following which Director Kelly moved that the Board accept the report. The motion was seconded by Director Herbolich and approved unanimously by the Board.

Approval of Claims:

Mr. Blodgett presented the October claims totaling \$73,584.13 and following discussion, Director Herbolich moved approval of the claims as presented. The motion was

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seconded by Director Kelly and approved unanimously by the Board.

Attorney Items:

Ms. Seaver reviewed with the Board the draft RFP for 2016 election services. Following discussion, Director Kelly moved that the Board approve the RFP and authorize Ms. Seaver to publish and release it. The motion was seconded by Director Herbolich and approved unanimously by the Board.

Director's Items:

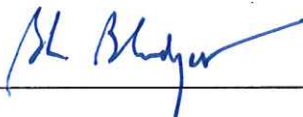
Director Herbolich reported that on December 9 from 5 – 8 p.m., Alberta would be holding a public meeting to obtain public input on Alberta's desired project at the northwest corner of Park Meadows Drive and Yosemite.

Other Business:

None.

Adjournment:

There being no further business to come before the Board, upon motion made by Director Herbolich, second by Director Pearson, the meeting was adjourned at 7:07 P.M.

  
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Secretary