

# 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, December 21, 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  
Sharon Van Ramshorst

Also present were:

Harold Anderson, City of Lone Tree Councilmember; Robin Price and Scott Stoddard, The Brickman Group; John Cotten and Taylor Goertz, TTG Corp.; Kim Herman 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 5:03 P.M.

**Directors Matters/Disclosure  
Matters:**

Director Pearson noted for the record that his wife is employed by one of the proposers for the provision of election services, Community Resource Services of Colorado, LLC and, as such, he would abstain from both discussion and voting on the matter.

**Approval of Agenda:**

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

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- Public Comment: None.
- Consent Agenda: Director Kelly moved approval of the Consent Agenda, comprising minutes of the November 23, 2015 regular meeting (revised to correct Mike Macre's name) and Denver Water Usage report. The motion was seconded by Director Herbolich, and was thereafter approved by the Board of Directors.
- Discussion Agenda:  
Landscape Maintenance/  
Construction Items:  
December Landscape  
Maintenance Report: Ms. Price noted that landscaping matters were rather quiet and discussed cutting back ornamental grasses laid over by recent snow. She specifically asked about cutting back the feather reed grasses and the Board directed that they be cut.
- Proposed Work Order for  
Cobble along wall at Taos at  
Lone Tree: Ms. Price presented a proposed work order for all labor, material and equipment to add cobble along the Taos at Lone Tree Owner's Association wall in the amount of \$8,327.00. She noted that the proposal did not include moving any irrigation components. Following discussion, Director Haning moved that the Board offer to participate in 50% of the cost proposed (\$4,163.50) and that Mr. Blodgett notify the Taos at Lone Tree HOA of the offer and the fact that no irrigation components will be moved. The motion was seconded by Director Herbolich and approved unanimously by the Board. Director Van Ramshorst asked that Ms. Seaver review the letter prior to it being sent.
- Construction Project Items:  
Lone Tree/PMMD Joint  
Cooperative Projects: Mr. Cotten reported that the entrance to Kimmer in the Entertainment District was about 99% complete and while not a joint project, he believed the status would be of interest to the Board of Directors. He next reported on the Yosemite/Park Meadows Drive right turn lane and the near complete status of property acquisition, save for Starbucks which has been uncommunicative. Mr. Cotten then mentioned that the Lincoln Pedestrian Bridge will be constructed pursuant to a CM/GC contracting methodology. Finally, Mr. Cotten noted that light rail funds were in place at the federal level and that RTD will need to vote on a notice to proceed for construction.

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- Parkway Drive Landscaped Medians: Mr. Goertz reported that he submitted the hardscape specifications to Chancery Construction for a bid and he expected pricing for the January 2016 Board Meeting.
- County Line Road Improvement Study: Mr. Cotten reported on his upcoming meeting with Douglas County to get information and noted he expects to see a draft report by the end of January.
- Financial Items:  
November 30, 2015 Cash Position Report: Mr. Blodgett presented the November 30, 2015 cash position report. Following Mr. Blodgett's report Director Pearson moved that the Board accept the report. The motion was seconded by Director Kelly and approved unanimously by the Board.
- Approval of Claims: Mr. Blodgett presented the November claims totaling \$35,586.69. Director Kelly moved approval of the claims as presented. The motion was seconded by Director Pearson and approved unanimously by the Board.
- Manager's Items:  
Website Update: Mr. Blodgett reported that Michael Nearing is taking updated photos and will upload them to the website shortly.
- Other: Director Herbolich asked Mr. Cotten to clarify with Ms. Monson that the City is the entity which has responsibility for pot hole repair. Director Van Ramshorst noted she felt it inappropriate to share district concerns with councilmembers outside of meetings when Councilmember Anderson attends nearly all PMMD meetings and acts as the City's liaison with the District. The Board concurred.
- Attorney Items:  
Review Proposals for Election Services: At this point, Director Pearson reminded the board and noted for the record that his wife is employed by one of the proposers, Community Resource Services of Colorado, LLC and, as such, he would abstain from both the discussion and voting. Ms. Seaver then reviewed with the Board of Directors the proposals received from Community Resource Services of Colorado, LLC and Pinnacle Consulting Group, Inc. for full service election services in regard to the May 2016 director's election which the Board anticipates to be a contested election. Following Ms. Seaver's review and

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discussion, Director Kelly moved that the Board award the contract to Community Resource Services of Colorado, LLC. The motion was seconded by Director Haning and approved by a vote of 4 – 0, with Director Pearson abstaining from the vote.

CLA Accounting Services Agreement:

Ms. Seaver then reported to the Board of Directors that she had given approval to the CLA Accounting Services Agreement following several amendments.

Director's Items:

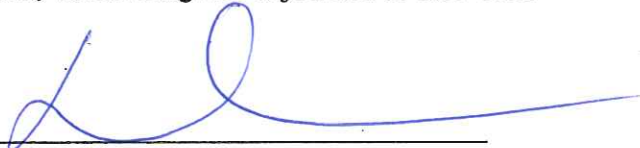
Councilmember Anderson reported to the Board regarding the lackluster attendance at the public meetings regarding the potential Alberta project at the northwest corner of Yosemite and Park Meadows Drive.

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 6:05 P.M.



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Secretary