

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, January 25, 2016 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:

Greg Kelly
Tom Haning
Roger Pearson
Sharon Van Ramshorst

Director Herbolich was absent (*absence excused*)

Also present were:

Steve Parry, resident; Whitney Miller, Park Meadows Business Improvement District; Robin Price, The Brickman Group; John Cotten, TTG Corp.; Denise Denslow and Christine Harwell, CliftonLarsonAllen LLP; and Tamara Seaver, Icenogle Seaver Pogue, PC.

Call to Order/ Declaration of
Quorum:

Director Kelly, noting the presence of a quorum, called to order the regular meeting of the Board of Directors of Park Meadows Metropolitan District at 5:02 P.M.

Directors Matters/Disclosure
Matters:

Director Pearson made a motion to excuse Director Herbolich's absence from the meeting. The motion was seconded by Director Van Ramshorst and upon vote unanimously carried.

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

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- presented
- Public Comment: None.
- Consent Agenda: Director Pearson moved approval of the Consent Agenda, comprising minutes of the December 21, 2015 regular meeting, Resolution 2016-01-01 2016 Annual Administrative Matters Resolution and Denver Water Usage report. The motion was seconded by Director Van Ramshorst, and was thereafter approved by the Board of Directors.
- Discussion Agenda:
Landscape Maintenance/
Construction Items:
Landscape Maintenance
Report: Ms. Price presented the January landscaping report with the Board of Directors noting grasses were cut back and needle and leaf clean-up can be expected (weather depending) in around a month. Ms. Price noted that cobble clean up would continue. Director Pearson noted a downed tree near Bassett Furniture in the median on Acres Green. Ms. Price agreed to follow up.
- Work Orders: Ms. Price then presented a proposed work order for soil flushing of turf areas. She noted that the proposed work order for gypsum application was not necessary and Director Kelly asked that it be moved to a "surplus" line item in the Brickman budget. The proposed work order for and the Parkway Drive landscape installation was deferred for discussion with construction projects. Following discussion Director Kelly moved approval of soil flushing for turf areas in the amount of \$2,880. The motion was seconded by Director Haning and approved unanimously by the Board of Directors.
- Taos at Lone Tree HOA Request for Participation in Yosemite Right-of-Way Modifications: The Board of Directors discussed the HOA's request to participate in replacement of sod with cobble along an area of perimeter fencing and, following discussion, Director Van Ramshorst moved that the District offer to pay 50% of the \$8,327 Brickman bid and engage Brickman to perform the work per their proposed work order on the condition precedent that the HOA pay for the other 50% of the work. The Board further directed Ms. Denslow to bill the HOA immediately for payment. The motion was seconded by Director Kelly and approved unanimously by the Board.

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Construction Project Items:

Lone Tree/PMMD Joint

Cooperative Projects:

Parkway Drive Landscaped

Medians:

Ms. Price and Mr. Cotten discussed with the Board of Directors the costs and timing related to the median work. Following board discussion, Director Kelly moved approval of Brickman's proposed work order for the installation of landscape by Brickman in an amount not-to-exceed \$58,978.

Director Van Ramshorst seconded the motion which was thereafter approved unanimously by the Board. Thereafter, Director Pearson moved approval of a contract with Chancery Construction, Inc. in an amount not-to-exceed \$59,696 for the flagstone installation in the median. The motion was seconded by Director Haning and approved unanimously by the Board.

County Line Road
Improvement Study:

Mr. Cotten reported that he expected the study to be complete sometime in the late spring of 2016.

Financial Items:

December 31, 2015

Financial Statement and
Cash Position Report:

Ms. Harwell reviewed with the Board the December 31, 2015 Financial Statement and Cash Position Report, following which Ms. Harwell presented the December claims totaling \$51,619.52. Director Kelly moved acceptance of the financial statements and cash position report and approval of the claims, all as presented. The motion was seconded by Director Pearson and approved unanimously by the Board.

Manager's Items:

Ms. Denslow reported on a land use referral related to development in Ridge Gate and the Board directed that she respond with "no comment".

Attorney Items:

2016 Director's Election:

Ms. Seaver reviewed with the Board of Directors the election resolution calling and governing the 2016 director's election. Following Ms. Seaver's review, Director Kelly moved that the Board approve the resolution. The motion was seconded by Director Van Ramshorst and approved unanimously by the Board of Directors.

Director's Items:

2016 District Goals:


This item was tabled by the Board.

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Other: Director Pearson asked Ms. Harwell as to the status of the banking change from Wells Fargo and Ms. Harwell updated the Board noting the transition was nearly complete.

Other Business: None.

Adjournment: There being no further business to come before the Board, upon motion made by Director Pearson, second by Director Kelly, the meeting was adjourned at 6:05 P.M.


Secretary