

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, February 22, 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:

John Herbolich
Greg Kelly
Tom Haning
Roger Pearson
Sharon Van Ramshorst

Also present were:

Fred Hammer, Lynn Sauer, Rick Sauer, Steve Parry, and Richard Steinberg, residents; Harold Anderson, City of Lone Tree Councilmember and Wynne Shaw, City of Lone Tree Councilmember elect; Whitney Miller, Park Meadows Business Improvement District; Robin Price, The Brickman Group; Taylor Goertz and John Cotten, TTG Corp.; Bob Blodgett and Kim Herman, 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 5:04 P.M.

Directors Matters/Disclosure Matters:

No items for discussion.

Public Comment:

Mr. Sauer described to the Board site line issues with 5 tall plants in the medians on South Yosemite Street between Fairview Drive and East Heritage Hills Circle. He asked that

RECORD OF PROCEEDINGS

the Board consider removing the tall plants in favor of smaller vegetation.

Mr. Hammer then addressed the Board and after mentioning that his taxes increased, expressed a desire for more newsletters and inquired about election information. The Board and Ms. Seaver responded to his inquiries highlighting the Board's decision to place election notices and articles in multiple newspapers as well as the website to ensure citizen access to information beyond the bare statutory requirements.

Councilmember Anderson then announced that the City of Lone Tree election would be cancelled as uncontested. Councilmember Anderson introduced Wynne Shaw who will join the City Council in the spring of 2016.

Finally, Mr. Steinberg, President of the Ridgeview HOA expressed desire for lighting along Ptarmigan, especially near the Crosby intersection. He presented his proposal and asked that lighting in this area be included in the 2017 budget. Director Herbolich thanked Mr. Steinberg for his presentation. Director Herbolich then described the history of past street lighting efforts for this area and the fact that both the City of Lone Tree and citizens in the Ridgeview area were strongly opposed to such an action in the past.

Approval of Agenda:

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

Consent Agenda:

Director Herbolich moved approval of the Consent Agenda, comprising minutes of the January 25, 2016 regular meeting and Denver Water Usage report. The motion was seconded by Director Pearson, and was thereafter approved by the Board of Directors.

Discussion Agenda:

Landscape Maintenance/
Construction Items:

Landscape Maintenance
Report:

Ms. Price presented the February Landscape Report to the Board, noting that the city work at Yosemite and Lincoln was finished but the contractor left a mess. Mr. Goertz affirmed the City is aware of the problem and working with the contractor to resolve the issue. Ms. Price also recommended

RECORD OF PROCEEDINGS

that the vole remediation schedule be moved up a month to start in March and finish a month earlier in the fall. The Board agreed and directed Ms. Price to move up the schedule and begin vole remediation in March.

Work Orders:

Following discussion of Ms. Price's proposed work orders Director Van Ramshorst moved that the Board approve the following work orders: (1) removal and replacement of tree on Yosemite damaged by car accident in the amount of \$2,455, (2) removal of a dead pine and a dead crabapple tree in Sunningdale median in the amount of \$975 and (3) topdressing the rock in the Lincoln/Yosemite medians in the amount of \$7,525. The motion was seconded by Director Pearson and approved unanimously by the Board. The Board directed Ms. Price to bring forward a work order for the replacement of the dead trees in the Sunningdale medians at the March 2016 board meeting.

Yosemite Median Tall Plants:

The Board of Directors discussed Mr. Sauer's memo and presentation regarding removal of five tall plants in the medians along South Yosemite Street between Fairview Drive and East Heritage Hills Circle. Ms. Price reported to the Board that the plants are service berries and confirmed that they grow to six or eight feet tall. Following discussion, the Board directed Ms. Price to move the service berries to Lone Tree Parkway and replace them with smaller shrubs for the benefit of drivers.

Cobble Work – Taos at Lone Tree:

Ms. Price reported that the cobble work with Taos at Lone Tree HOA was complete.

Construction Project Items:

Tuck Point Rehabilitation in Medians:

Mr. Goertz presented a proposed contract with Chancery Construction for 2016 Tuck Point Median Rehabilitation Work for the not-to-exceed amount of \$300,000. Following discussion, Director Kelly moved that the Board approve the contract as presented for the not-to-exceed amount of \$300,000 and that the Board director Messrs. Goertz and Cotten to prioritize medians receiving attention under the contract as follows: (1) the remaining portions of Park Meadows Drive between Yosemite and Acres Green, (2) continuing down Acres Green for the 3 medians there, (3) the Quebec (Park Meadows Drive to County Line Road) medians, and (4) the medians on Yosemite from C-470 to

RECORD OF PROCEEDINGS

County Line Road. Director Pearson seconded the motion which was thereafter unanimously approved by the Board.

Parkway Drive Medians
Construction Update:

Ms. Price and Mr. Goertz updated the Board on the Parkway Drive construction project status, noting the contractor's work was nearly complete save for concrete panels. The median work can then start with final irrigation taps and mainline installation (to be completed by Brickman).

2016-2021 Capital
Improvements Plan:

Mr. Blodgett then reported on the 2016-2021 Capital Improvements Plan. Director Van Ramshorst commented that she believed the Board elected not to pursue landscaped medians along County Line Road west of Willow. Mr. Blodgett agreed to adjust the CIP accordingly once the County Line Road Study is complete.

Financial Items:

Cash Position Report:

Mr. Blodgett presented the cash position report to the Board updated as of February 19, 2016 and then reviewed with the Board the claims totaling \$192,941.33 plus director fees. Following Mr. Blodgett's presentations Director Van Ramshorst moved that the Board accept the cash position report and approve the claims as presented. Director Haning seconded the motion which was approved unanimously by the Board of Directors.

Manager's Items:

Mr. Blodgett then updated the Board of Directors regarding website updates and reported on referrals related to the Ridgeway development. The Board directed Mr. Blodgett to respond to the referrals with "no comment".

Attorney Items:

Ms. Seaver updated the Board on the status of the Director's election, noting receipt of self-nomination forms from Director Van Ramshorst and Steve Parry. Ms. Seaver then reviewed several bills introduced in the 2016 legislative session. Ms. Seaver then reported that her office received a draft intergovernmental agreement from the City of Lone Tree regarding the District's financial contribution to the City's Pedestrian Bridge over Lincoln and that she would work with the City on proposed changes.

Director's Items:

2016 District Goals:

The Board asked Mr. Blodgett to add the 2016 projects to the 2016 Goals.

RECORD OF PROCEEDINGS

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 6:18 P.M.

Secretary


