

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, March 28, 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
Sharon Van Ramshorst

Director Pearson was absent (*absence excused*)

Also present were:

Robin Price, The Brickman Group; Taylor Goertz and John Cotten, TTG Corp.; Harold Anderson, City of Lone Tree Councilmember; 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 5:00 P.M.

Directors Matters/Disclosure
Matters:

Director Herbolich requested the Board excuse Director Pearson's absence from the meeting. The Board concurred and Director Pearson's absence was excused.

Public Comment:

None.

Approval of Agenda:

After review and discussion, and upon motion of Director Van Ramshorst, which motion was seconded by Director

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Kelly, the Board of Directors approved the agenda as presented.

Consent Agenda:

Director Kelly moved approval of the Consent Agenda, comprising minutes of the February 22, 2016 regular meeting and Denver Water Usage report. The motion was seconded by Director Herbolich, and approved unanimously by the Board of Directors.

Discussion Agenda:

Landscape Maintenance:

Landscape Maintenance Report:

Ms. Price reported on leaf and needle clean-up and noted that mowing operations will begin once the snow melts. She further reported on shrub bed preparation and gypsum application around the trees. The Board accepted Ms. Price's report.

Proposed Work Orders:

Ms. Price reviewed with the Board the proposed Work Orders for March comprising (a) monthly pest control for 9 months (\$15,750), (b) Mainline Irrigation Repair at Ptarmigan and LaQuinta (\$6,900), (c) Yosemite & C-470 Landscape Repair (\$8,084), (d) Deep Root Mycorrhizae Application for Trees (\$6,400), (e) Annual Mulch Application (\$26,060) and (f) Tree Ring Mulch (\$12,000). Director Haning asked if the monthly pest control had already begun and Ms. Price affirmed it had begun due to early vole activity. The Board then discussed moving service berries from the medians along S. Yosemite Street between Fairview Drive and Heritage Hills Circle to Lone Tree Parkway. Following discussion, Director Van Ramshorst moved that the Board of Directors approve all proposed work orders as presented (clarifying that the Mainline Irrigation Repair at Ptarmigan and LaQuinta was a not-to-exceed approval) and further that the Board direct Ms. Price to bring a proposed work order for moving the service berries to the April Board meeting. The motion was seconded by Director Kelly and approved unanimously by the Board.

Sunningdale Road Medians:

The Board discussed the request from South Suburban Parks and Recreation District ("SSPRD") that the District update the median in Sunningdale at Lone Tree Parkway. They also discussed Director Herbolich's meeting with Messrs. Cotten, and SSPRD Executive Director Rob Hanna and Board Director Mike Anderson regarding the related SSPRD project

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to upgrade the Lone Tree Golf Course Clubhouse entrance and parking lot. Following discussion regarding notifying area HOAs and the project in general, the Board of Directors directed Ms. Price to prepare several alternatives for presentation to the Board at the regular April Board meeting.

Other:

Mr. Blodgett reported Mr. Parry had requested a landscape maintenance tour with Ms. Price. Director Van Ramshorst stated she would like to attend. The Board asked Mr. Blodgett to check with Director Pearson also.

Construction Projects:
County Line Road
Improvements:

Mr. Cotten reported on anticipated improvements identified by Douglas County's County Line Road Corridor Study and future County action to reach out to area local governments and economic development agencies for funding matches or in-kind contributions.

Tuck Point Median
Rehabilitation:

Mr. Goertz noted the scheduled walk-through with the contractor was delayed by the recent snow but the contractor was still expected to be under way by mid-April.

Construction of Parkway
Drive Landscaped Medians:

Mr. Goertz then reported that a tap application was submitted to Southgate Water & Sanitation District in order to allow Brickman to complete the irrigation work before the contractor installation of flagstone.

2016-2021 Capital
Improvements Projects Plan:

Mr. Blodgett reviewed the 2016-2021 Capital Improvements Projects plan with the Board. The Board accepted the reports.

Ptarmigan Drive Street
Lights:

The Board discussed a request for street lighting along Ptarmigan Drive received from Rich Steinberg, Ridgeview HOA Board President. Director Herbolich noted he left a voice message for Mr. Steinberg in advance of the Board meeting asking if the HOA itself was supportive of the lights, but that he had not heard back. Director Van Ramshorst noted that that Board had previously pursued this street lighting but area citizens were very opposed to the idea so the District ceased its efforts. The Board concurred and directed Mr. Blodgett to let Mr. Steinberg know that given the history of robust citizen opposition, the District would not pursue the matter.

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Financial Items:

Cash Position Report:

Mr. Blodgett presented the District's cash position as of March 25, 2016 and the Board accepted Mr. Blodgett's report.

February Claims:

Mr. Blodgett then presented the District's claims for the month of February totaling \$59,789.88. Director Haning moved to approve the claims as presented. Director Van Ramshorst seconded the motion which was approved unanimously by the Board.

Manager's Items:

Website Update:

Mr. Blodgett reported on website updates and the Board asked to receive Mr. Nearing's analysis of website usage only once per year.

Referrals:

Mr. Blodgett reviewed with the Board a referral from the City of Lone Tree comprising the Sky Ridge Station, Lone Tree City Center Station and Ridge Gate TOD Station. The Board directed Mr. Blodgett respond with "no comment".

Attorney's Items:

Director's Election:

Ms. Seaver affirmed for the Board of the Directors that the District would be able to cancel the election and save the taxpayers considerable expense as there were only two candidates for the two open board seats, Director Van Ramshorst and Steve Parry. Director Herbolich requested pricing for a post-election newsletter including board member photographs and biographies as well as important District projects. Mr. Blodgett agreed to obtain pricing for Board consideration at the April meeting.

IGA between City of Lone Tree and Park Meadows Metropolitan District Regarding Financial Contribution of \$1,000,000 toward Pedestrian Bridge over Lincoln Avenue:

Ms. Seaver reviewed with the Board the proposed intergovernmental agreement with the City of Lone Tree establishing the terms and conditions of the District's contribution to the City's proposed pedestrian bridge. Councilmember Anderson then addressed the Board, referencing Councilmember Monson's email opposing the bridge, and stating at numerous public meetings the City received support for the project and most City residents requested the leaf structure. Director Haning stated he did have a sense of some people opposing the bridge and expressed his personal doubt as to its necessity. Director Van Ramshorst stated her belief in the bridge's necessity for

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the community. Following discussion, Director Van Ramshorst moved that the Board approve the IGA. The motion was seconded by Director Herbolich and approved by a vote of 3 to 1, with Director Haning voting against approval.

Director's Items:

Director Herbolich requested that the District purchase a table at the Denver South EDC luncheon and the Board concurred and directed Mr. Blodgett to purchase a table.

The Board acknowledged the 2016 goals prepared by Mr. Blodgett and determined to work toward the 2016 goals.

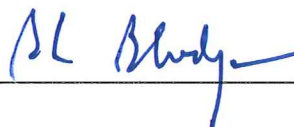
Thereafter, Director Van Ramshorst asked Ms. Price to visit with Brickman employees to ensure they do not park on the grass near Heritage Hills and just off Yosemite. Ms. Price agreed to relay the request.

Other Items:

None.

Adjournment:

There being no further business to come before the Board, upon motion made by Director Herbolich, second by Director Kelly, the meeting was adjourned at 6:22 P.M.



Secretary