

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, April 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:

John Herbolich
Greg Kelly
Tom Haning
Sharon Van Ramshorst
Roger Pearson

Also present were:

Stephen Parry and Pam Kelly, residents; Robin Price, The BrightView Group; John Cotten, TTG Corp.; Harold Anderson and Wynne Shaw, City of Lone Tree Councilmembers; Bob Blodgett, Christine Harwell 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:

None.

Public Comment:

None.

Approval of Agenda:

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

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Consent Agenda:

Director Kelly moved approval of the Consent Agenda, comprising minutes of the March 28, 2016 regular meeting and Denver Water Usage report. The motion was seconded by Director Van Ramshorst, and approved unanimously by the Board of Directors.

Discussion Agenda:

Landscape Maintenance:

Landscape Maintenance
Report:

Ms. Price reported that recent heavy snows were hard on trees, especially crabapples and pines and crews are working to cut broken branches. She next reported that all district taps have been turned on and backflow tested and repaired if needed. Finally, she noted that the main line repair under the street at Ptarmigan and LaQuinta has been completed. A bid will be presented to the Board at the May Board meeting for fixing the power supply to a clock controlling irrigation in the islands near Lone Tree Parkway and Timberline. The Board accepted Ms. Price's report.

Proposed Work Orders:

Ms. Price reviewed with the Board the proposed Work Orders for April comprising (a) Yosemite/Fairview Drive Sight Line Corrective Measures involving removal of 3 service berries and installation of 27 Spireas matching existing plantings for a total cost of \$2,290.00; (b) Tree Replacements in various areas around the District for a total cost of \$7,643.00; (c) Tree Removals in the same areas for a total cost of \$2,740.00; and (d) Lone Tree Parkway Median/Club Terrace for new plantings to address sight line issues for a total cost of \$3,275.00. Following Ms. Price's review, Director Pearson inquired about poor longevity among the pines and Ms. Price noted the evergreens had been struggling the medians and the significant freezes caused them considerable stress. Following discussion, Director Van Ramshorst moved that the Board of Directors approve all proposed work orders as presented. The motion was seconded by Director Pearson and approved unanimously by the Board.

Sunningdale Road Medians:

Ms. Price then reviewed with the Board a proposed work order with alternative options for a design including the existing cobble border (Option 1) or for a design removing the existing cobble and replacing it with flagstone (Option 2). The Board discussed the enhanced appearance of the flagstone and Ms. Price and Mr. Cotten reviewed with the

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Board cost estimates for the flagstone based on the median's perimeter length of approximately 280 linear feet. Following additional discussion, Director Pearson moved that the Board approve, in concept "Option 2" for a not-to-exceed amount of \$22,773 with direction to plan plantings comparable to other District areas. Further that the District approve a not-to-exceed amount of \$20,000 for flagstone with designs for the work to return for final Board approval. Director Kelly seconded the motion which was approved unanimously by the Board.

Following additional discussion, Director Van Ramshorst recommended that Brickman return to the June Board meeting with another design option, "Option 3", that is more comparable to other District landscaped medians. She also requested that "Option 3" be presented with a not-to-exceed amount of \$22,773. The Board concurred and Ms. Price advised she will provide "Option 3" as requested.

Other:

Director Pearson then asked Ms. Price to monitor the contractor work near Chuck-E-Cheese and to check on the raised medians at Lincoln and Yosemite.

Construction Projects:
County Line Road
Improvements:

Mr. Blodgett reported that he, John Cotten and Directors Herbolich and Kelly met with Art Griffith, who will attend the May Board meeting, to make a formal presentation to the Board regarding the study. The Board then tabled the matter.

Tuck Point Median
Rehabilitation:

Mr. Cotten reported that Chancery Construction has completed all assigned medians and sought input from the Board regarding which medians they would prioritize next. The Board indicated they would like to see work on Lone Tree Parkway heading north from Lincoln Avenue to the Sunningdale intersection. Mr. Cotten agreed to so direct Chancery.

New Northbound Yosemite
Right Hand Turn Lane at
Park Meadows:

Mr. Cotten then announced that the City of Lone Tree signed an agreement with Starbucks enabling the turn lane project to commence. The City is finishing construction plans and will then go to bid with anticipated construction beginning around mid-June

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Financial Items:

March 31, 2016 Financial Statements:

Ms. Harwell presented the District's March 31, 2016 financial statements. Director Haning moved to approve the financial report as presented. Director Kelly seconded the motion, which was unanimously carried.

March Claims:

Ms. Harwell then presented the District's claims for the month of March totaling \$184,942.08. Director Haning moved to approve the claims as presented. Director Van Ramshorst seconded the motion which was approved unanimously by the Board.

Status of 2015 Audit:

Mr. Blodgett reported that the 2015 Audit would be available for review at the May 16, 2016 board meeting.

Manager's Items:

Newsletter Update:

Mr. Blodgett reviewed with the Board a draft newsletter and accepted Board direction related thereto.

Referrals:

Thereafter Mr. Blodgett reviewed several referrals from Douglas County and the Board directed he reply "no comment".

Attorney's Items:

Director's Election:

Ms. Seaver then reported on the election cancellation and related matters.

Director's Items:

Mr. Blodgett confirmed with the Board the District's purchase of a table at the Denver South Economic Development Partnership. Thereafter, Director Pearson stated his belief that recent responsiveness to citizen input regarding tall plants and site lines demonstrates that the Board is receptive to working with the District's citizens.

Other Items:

None.

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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 6:17 P.M.

Secretary

A handwritten signature in blue ink, appearing to read "SL Blong", is written over a horizontal line. The signature is stylized and includes a long horizontal stroke at the end.