

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, July 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
Sharon Van Ramshorst
Roger Pearson
Steve Parry
Tom Haning

Also present were:

Fred Hammer, resident; Martha Sippel, resident; Joyce Lew and Brent Bailey; Heritage Hills Metropolitan District; Jack Swift, Heritage Enclave; Robin Price, The BrightView Group; John Cotten, TTG Corp.; Wynne Shaw, Seth Hoffman, City of Lone Tree; Bob Blodgett, Christine Harwell, Kim Herman, and Patrick Shannon, CliftonLarsonAllen LLP; 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 5:00 P.M.

Directors Matters/Disclosure Matters:

None.

Public Comment:

Jack Swift, President of the Heritage Enclave HOA presented a cost-sharing proposal to the Board regarding new lights for the Yosemite entrance to the Heritage Enclave. Mr. Swift expressed his belief about prior damage to the lights involving landscaping contractors. He provided a quote for the work in the amount of approximately \$8,600. He requested the Park Meadows Metropolitan District pay

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\$4,300 and the Heritage Enclave HOA would pay the remaining \$4,300. He also asked the District to install cobble around the lights to prevent future damage. He noted this would be an additional cost beyond the quote and would involve on-going maintenance of the cobble. The Board thanked Mr. Swift for his presentation. Action was tabled until the August Board meeting.

Approval of Agenda: After review and discussion, and upon motion of Director Pearson, which motion was seconded by Director Parry, the Board of Directors approved the agenda as submitted.

Consent Agenda: Director Parry moved approval of the Consent Agenda, comprising minutes of the June 27, 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/
Construction Items:
July Landscape
Maintenance Report:

Ms. Price presented the July Landscape Maintenance Report to the Board. She noted that the District's irrigation (E.T.) clocks are near the end of their life cycle and wearing out. She recommended they be replaced with Weather Trak clocks in the future. The Board expressed a desire to address this matter in conjunction with the 2017 budget.

Director Van Ramshorst noted the District's receipt of a notice from the City of Lone Tree demanding replacement of four trees in the Crooked Stick right-of-way, adjacent to the Heritage Estates HOA and South Suburban's Lone Tree Golf Club. She questions whether this responsibility should be placed with the HOA. Mr. Cotten reported he brought this issue to the Board approximately five years ago since the property is owned by South Suburban Parks and Recreation Department, the Lone Tree Golf Club. Park Meadows Metropolitan District agreed to maintain this ROW at that time.

Ms. Price further reported the northernmost dead tree has been referred to the Rampart Range Metropolitan District as it is in turf they maintain. After additional discussion, the Board decided to defer action on the Crooked Stick replacements until further information could be received

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prior to the August Board meeting.

Proposed Work Orders:

Ms. Price reviewed with the Board the proposed Work Orders for July comprising (1) Tree Replacement Lincoln Islands, Yosemite Islands, Park Meadows Drive and Acres Green for a total cost of \$15,188; (2) Tree Removal and Replacement on Crooked Stick for a total cost of \$4,715; (3) Removal of 3 Ash Trees on Park Meadows Drive for a total cost of \$4,375; (4) High Tree Pruning throughout the District at a total cost of \$9,750; and (5) Iron Injections for all Maples in the District for a cost of \$1,736.

After discussion, and upon a motion duly made by Director Pearson, and seconded by Director Van Ramshorst, the Board unanimously approved the tree replacements in the Lincoln Islands, Park Meadows Drive, Acres Green and Yosemite Islands at a cost of \$15,188.00; with further direction that no new trees should be installed in the island on Yosemite which might be impacted by the development known as "The Yard" until detailed review of the development's design plans can be undertaken to ascertain that The Yard will not interfere with the new trees.

After discussion, and upon a motion duly made by Director Kelly, and seconded by Director Van Ramshorst the Board voted unanimously to approve removal of the dead Ash on Crooked Stick for the not to exceed amount of \$740.00, leaving in place two pines..

After discussion, and upon a motion duly made by Director Kelly, and seconded by Director Pearson the Board unanimously approved the removal of three Ash trees along Park Meadows Drive at a cost of \$4,375.00.

After discussion, and upon a motion duly made by Director Kelly, and seconded by Director Pearson the Board approved high tree pruning and iron injections for the Maple trees throughout the District, at a total cost of \$11,486.00.

Other:

Ms. Price then reported on a leak in the median in Yosemite just north of C-470, adjacent to the Sears Outlet Store, which she believed to be a lateral line leak under the pavers in the median. Ms. Price spoke with Mr. Goertz regarding getting a proposal from Chancery for removal and replacement of the pavers to make the repairs. She noted the work needs to be

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done immediately. Ms. Price will provide the quotes from Chancery and BrightView to Mr. Blodgett who will coordinate with Director Kelly in order for the work to be done before the August Board meeting.

Construction Projects - Lone Tree/PMMD Joint Cooperative Projects:

Parkway Drive Landscaped Median Construction: Mr. Cotten reported that the landscaping is done and the City is waiting for the tap to be installed.

New Northbound Yosemite Right Turn Lane at Park Meadows Drive: Mr. Cotten reported that bids have been received and reviewed and the contract will be awarded to KCEI Colorado, Inc.

County Line Road Improvement Study: Mr. Cotten reported the study will conclude on August 8th with final design starting in October of 2016. Director Kelly stated that Art Griffith with Douglas County Public Works will begin submitting a monthly report for the Board to review for updates on the project.

Lincoln Avenue Pedestrian Bridge: Mr. Cotten reported that the bridge design plans are complete and the City of Lone Tree is working on final pricing of the project. He stated the steel has been purchased and is in Houston for fabrication of the leaf. He noted work is scheduled to begin in September of 2016 with a ground breaking and completed in the spring of 2017.

Sunningdale Median Improvements: Mr. Cotten reported the median improvements are complete, except for electrical boring for the South Suburban sign.

Mr. Cotten reported the City is requesting the District participate in the amount of \$300,000 for public improvements along Park Meadows Drive on the west side of Yosemite which are necessitated by the future Yard development project. Mr. Cotten's estimate for the total cost of these public improvements is \$550,000. Mr. Cotton proposed the City or the developer fund the remaining \$250,000 in public improvements.

2016-2021 CIP:

Mr. Blodgett reviewed the CIP with the Board. The Board requested confirmation on the Tuck Point Repair schedule; the Park Meadows Drive Improvements total project costs

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and ensuring the Yosemite Intelligent Street system project has contributions from multiple parties and not just Park Meadow Metropolitan District.

Financial Items:

June 30, 2016 Financial Statements and Cash Position Report:

Ms. Harwell reviewed the June 30, 2016 Financial Statements and Cash Position with the Board. Following discussion, and upon a motion duly made by Director Parry, and seconded by Director Haning the Board accepted the June 30, 2016 Financial Statements and Cash Position Report as presented.

June Claims:

Mr. Blodgett then presented the District's claims for the month of June totaling \$291,892.17. Director Kelly moved to approve the claims as presented. Director Pearson seconded the motion which was approved unanimously by the Board. Mr. Blodgett stated the total costs for the newsletter were in the Board packet for review.

Manager's Items:

The Yard at Lone Tree Metropolitan District:

Ms. Seaver reviewed with the Board the draft Service Plan provided by counsel organizing The Yard at Lone Tree Metropolitan District. Mr. Hoffman reported the City had not received the draft Service Plan and could not make comments on its provisions. He also reported that since White Bear Ankele Tanaka & Waldron cannot represent both the City of Lone Tree and Alberta, Alberta is retaining Spencer Fane to prepare the Service Plan.

Director Kelly requested clarification be received regarding any future maintenance responsibilities by the District for landscaping in the right-of-way on Park Meadows Drive and Yosemite adjacent to the future Yard project.

There was some discussion regarding inviting Alberta representatives to the August meeting. The Board tabled further review and discussion until they received additional information regarding maintenance and financing requests of Park Meadows Metropolitan District within The Yard Metropolitan District.

Website Update:

No report.

Referrals:

Mr. Blodgett reviewed with the Board. The Board authorized "no comment" on the referrals.

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SDA Annual Conference
September 21-23:

Mr. Blodgett requested any Board member interested in attending the Annual SDA Conference in Keystone contact Ms. Suazo at CLA and she will handle the registration. Directors Kelly, Van Ramshorst and Parry plan to attend. Mr. Blodgett and Ms. Seaver stated ISP will be hosting a reception for those attending the Conference on Thursday September 22nd.

Other:

None.

Attorney Items:

New Posting Location For
Meeting Notice:

Ms. Seaver reported a new posting location for meeting notices is needed as the Douglas County Library which served as one of the Districts three posting locations was closed. Mr. Hoffman stated the City has purchased and will use the building, however it will not open for use until early 2017.

After discussion, and upon a motion duly made by Director Kelly, and seconded by Director Pearson the Board unanimously approved posting the third required notice at the Lone Tree Golf Club.

Director's Items:

Improved Technology:

Director Parry reported reviewing projection options at MicroCenter and recommended the Viewsonic Portable Viewscope for \$600.00. After discussion, the Board approved Director Parry purchasing the Viewsonic Portable Viewscope and the necessary attachment items for Board use at meetings for a cost not to exceed \$600.00.

Other Items:

Director Kelly reported receiving a letter of resignation from Director Pearson, effective following the August 22, 2016 Board meeting. The Board accepted the resignation and requested the two individuals who have expressed interest in being on the Board, Martha Sippel and Harold Anderson, be notified to attend the August Board meeting to discuss the vacancy.

Director Kelly reported the Annual Board member and consultant team building dinner would follow the August 22, 2016 Board meeting and be held at John Hollys.

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Director Parry asked the audience board members from Heritage Hills Metropolitan District to comment on the fact that the Heritage Hills Metropolitan District does not pay property taxes to the City of Lone for use of the adjacent City streets and medians while other special districts contribute to City projects. The Heritage Hills Metropolitan District board members acknowledged the question and stated the Heritage Hills Metropolitan District pays all of the costs for the improvements within their District.

Director Parry stated he would like to begin a dialogue with the Heritage Hills Metropolitan District regarding this issue in the future.

Adjournment:

There being no further business to come before the Board, upon motion made by Director Pearson, second by Director Van Ramshorst, the meeting was adjourned at 7:21 P.M.

Secretary

