

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

### OF THE PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, September 26, 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  
Steve Parry  
Tom Haning  
Martha Sippel

Also present were:

Fred Hammer, Resident; Jack Swift, Heritage Enclave; Eric Keesen and Robin Price, The BrightView Group; John Cotten and Taylor Goertz, TTG Corp.; Wynne Shaw, City of Lone Tree; Whitney Miller, Park Meadows BID; Bob Blodgett, Patrick Shannon and Kim Herman, 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 5:00 P.M.

Directors Matters/Disclosure  
Matters:

None.

Public Comments:

Mr. Hammer inquired about the economic benefits of the right hand turn lane at Park Meadows Drive and Yosemite. Director Haning noted the facilitation of traffic into and out of Park Meadows Mall and Director Kelly commented on mobility in the community and the impact on housing prices.

Approval of Agenda:

Director Parry motioned to approve the agenda as presented which motion was seconded by Director Haning, the Board of Directors approved the agenda as presented.

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### Consent Agenda:

Director Van Ramshorst moved to approve the Consent Agenda, comprising of minutes of the August 22, 2016 regular meeting, overlap consent letter for The Yard Metropolitan District and the Denver Water Usage report. The motion was seconded by Director Parry, and approved unanimously by the Board of Directors.

### Landscape Maintenance/ Construction Items:

#### September Landscape Maintenance Report:

Ms. Price reported on the recent fertilization and broadleaf application as well as upcoming October cutting back of perennials. Ms. Price then reported on a shared tap in Ridgeview on Ptarmigan and Denver Water's action in shutting off the water for lack of backflow testing. She reported that a backflow test has been scheduled for the following week. The Board inquired as to how many backflow preventers are shared with HOAs and asked for the cost to include analysis of this issue in the 2017 budget. Director Sippel inquired about the Russian Sage cutting in the fall and Ms. Price allowed it was a judgement call based on suckering and complaints that they looked wild. Ms. Sippel requested that they not be trimmed so early and then perhaps more subtly. Ms. Price agreed to communicate the direction to her crews.

### Proposed Work Orders:

Ms. Price presented a proposed work order for the replacement of a water irrigation clock in Acres Green for an amount not-to-exceed \$2,027. Director Sippel moved to approve the proposed work order. The motion was seconded by Director Kelly and approved unanimously by the Board.

Ms. Price next presented a proposed work order for the removal of a Pinion Pine on Yosemite and replacement with two Chanticleer Pear Trees for an amount not-to-exceed \$2,420. Director Sippel moved to approve the proposed work order. The motion was seconded by Director Parry and approved unanimously by the Board.

Ms. Price then presented a proposed work order for the grass and Sumac replacement on Yosemite for an amount not-to-exceed \$2,965. Director Van Ramshorst moved to approve the proposed work order. The motion was seconded by Director Kelly and approved unanimously by the Board.

Finally, Ms. Price presented a proposed work order for the boring under Yosemite to fix an irrigation main line leak in an amount not-to-exceed \$14,022.50. Following discussion,

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Director Van Ramshorst moved to approve the proposed work order. The motion was seconded by Director Kelly and approved by a vote of 3 to 2, with Directors Sippel and Haning voting against the motion.

Other:

Mr. Blodgett noted that Ms. Price's September landscaping report asked for direction regarding the potential installation of cobble adjacent to the new ground lights to be installed by the Heritage Enclave near their Yosemite entrance. After discussion, the Board determined that no cobble would be installed at either Bright View's or the District's expense. The Board asked that the Bright View crews continue to exercise care in mowing around the new lights.

Construction Projects:

Northbound Yosemite Right Turn Lane at Park Meadows Drive:

Mr. Cotten reported that the City is moving forward following a delay created by a Comcast fiber backbone which necessitated reducing the sidewalk width from 8 to 6 feet. He noted that the goal was to complete the project by November 1, 2016.

County Line Road Improvements Study:

Mr. Cotten reported that the study is complete and the project is in final design with design completion, utility relocation and property acquisition to take place in 2017 to allow construction in 2018. The Board thanked Mr. Cotten and directed Mr. Blodgett that this item could be removed from the agenda.

Lincoln Avenue Pedestrian Bridge:

Mr. Cotten reported on the groundbreaking scheduled for September 29, 2016.

Capital Improvement Projects Plan:

Mr. Blodgett reviewed with the Board the updated CIP Plan through 2021 noting that the traffic signal upgrades for County Line Road at Chester, Yosemite and Willow was shifted. Mr. Cotten reported that the City also shifted these items. Mr. Blodgett then discussed the Park Meadows Drive Improvements West of Yosemite (Participation with City) with a proposed total District cost of 50% of the total revised project cost \$500,000 (\$250,000). Director Van Ramshorst expressed concern about being the only entity asked by the City to participate in this project. The Board discussed the merits of participating with the City on this item. Following discussion, Director Kelly moved that the Board approve participation for an amount not-to-exceed \$250,000. The motion was seconded by Director Haning and approved by a vote of 3 to 2, with Directors Sippel and Van Ramshorst voting against participation.

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### Financial Items:

#### Cash Position Report:

Mr. Blodgett presented the Board of Directors with the September 23, 2016 Cash Position Report. Thereafter, Director Parry moved that the Board accept the report which motion was seconded by Director Van Ramshorst and approved unanimously by the Board.

#### Claims:

Mr. Blodgett next reviewed with the Board the current claims, totaling \$149,245.41. Director Kelly moved approval of the claims which motion was seconded by Director Haning and approved unanimously by the Board.

#### 2017 Budget Process:

Mr. Blodgett then discussed the 2017 budget process including the August 25, 2016 preliminary assessed valuation which was up over 2015. The Board discussed the budget committee for 2017 and determined that Directors Parry, Sippel, Van Ramshorst and Haning would participate in reviewing the 2017 budget with Ms. Harwell at a time to be determined per Ms. Harwell's schedule, with special meeting notice of a study session in compliance with Colorado law.

### Attorney Items:

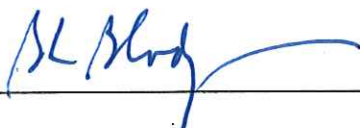
Ms. Seaver reviewed with the Board the elements of the current District Service Plan.

### Director's Items:

Director Parry commented on the SDA Conference and the landscaping presentation he attended. Director Sippel then noted she would like to schedule a walk-through with Ms. Price of the District's facilities. Ms. Herman was asked to schedule such a walk-through.

### Adjournment:

There being no further business to come before the Board, upon motion made by Director Parry, second by Director Kelly, the meeting was adjourned at 6:52 P.M.

  
Secretary