

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, January 23, 2017 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; Pam Kelly and Whitney Miller, Park Meadows BID; Taylor Goertz, TTG Corp.; Wynne Shaw, City of Lone Tree; Eric Keesen and Mike Crespín, BrightView Landscape Services, Inc.; Bob Blodgett, Patrick Shannon and Christine Harwell, 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 5:02 P.M.

Directors Matters/Disclosure Matters: None.

Public Comments: Mr. Hammer complimented the Board on the early packet distribution and noted the District's website looks very good. Following Mr. Hammer's comments the Board expressed that they preferred to receive the board meeting packet one week before the board meeting going forward. Mr. Blodgett agreed to send the packet, with a cut-off date for meeting materials, one week before the meeting.

Approval of Agenda: There were no changes to the agenda.

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- Consent Agenda: Director Kelly moved to approve the consent agenda comprising minutes of December 19, 2016 meeting. The motion was seconded by Director Van Ramshorst.
- Landscape Maintenance:
January Landscape Maintenance Report: Mr. Crespin reported on leaf clean-up and winter watering. Director Parry asked about combatting heavy use of mag chloride near the medians and Mr. Crespin reported that water flushing is helpful and gypsum applications are scheduled for February and March. Mr. Blodgett suggested Mr. Goertz ask Chancery about products which might be employed to prolong the grout in median flagstone. Director Van Ramshorst noted she agreed with Director Sippel's previously stated conclusion that the stacked stone doesn't seem to hold up to wear and tear present in a median application and is, accordingly, very expensive to maintain.
- Insurance Updates: Mr. Blodgett reported that Southgate Water and Sanitation District denied its contractor was responsible for the water leak at Yosemite and C-470 and consequently the District's insurance carrier will not pay the claim as there is no "at fault" party. Mr. Blodgett then reported that Ms. Herman was filing a report related to the Yosemite Median accident with the City of Lone Tree Police Department related to recovery for the tree replacement needed after the accident. Director Van Ramshorst requested that when the stacked stone for the Yosemite median is repaired, the Lone Tree Parkway stacked stone be repaired as well given that it was from an incident last summer. Mr. Blodgett agreed to work with Mr. Goertz to obtain a quote from Chancery Construction for repair of both areas.
- Construction Items: Mr. Goertz reported on February 2017 anticipated commencement of construction on the Lincoln Avenue Pedestrian Bridge. The Board also asked Mr. Goertz to follow up on the billing for the Northbound Yosemite/Park Meadows Drive right turn and Sunningdale median improvements.
- Revised 2017-2020 Capital Improvements Planning Projections: The Board discussed the planning projections and discussed stacked stone and alternatives for the Yosemite Median. The Board directed BrightView to bring renderings for the February Board meeting to see various designs and materials in context.
- Financial Items:
December 31, 2016 Draft Following brief discussion regarding the unaudited draft year-

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- Financial Statements: end 2016 financial statements, Director Sippel moved they be accepted as drafts. The motion was seconded by Director Parry and approved unanimously by the Board.
- December Claims: Mr. Blodgett reviewed with the Board the December 2016 claims totaling \$33,286.61 plus directors' fees. Thereafter, Director Kelly moved approval of the claims. The motion was seconded by Director Sippel and approved unanimously by the Board.
- Manager's Items: Mr. Blodgett reviewed the website hits, noting they averaged between 25,000 and 30,000 per month. Mr. Blodgett noted a Lone Tree zoning referral in the packet and indicated he would respond with "no comment".
- Attorney Items:
2017 Annual Resolution: Ms. Seaver reviewed with the Board of Directors the 2017 Annual Resolution and answered Mr. Parry's questions related to several components of the resolution. Thereafter, Director Sippel moved approval of the 2017 Annual Resolution. The motion was seconded by Director Parry and approved unanimously by the Board.
- Amended and Restated Resolution Designating Official Custodian Ms. Seaver next reviewed with the Board of Directors an Amended and Restated Resolution Designating Official Custodian. Director Kelly moved approval of the Amended and Restated Resolution Designating Official Custodian. The motion was seconded by Director Sippel and approved unanimously by the Board.
- C-470/Yosemite Multi Modal Overpass: Ms. Seaver then reviewed with the Board the history of Board actions related to the C-470/Yosemite multi-modal overpass and answered questions related thereto. Director Van Ramshorst expressed concerns regarding the equity of the District being the only consistent contributing party to Lone Tree projects.
- Mss. Kelly and Miller prepared to leave the meeting at this point and Director Parry invited Ms. Kelly to make comments. She thanked him for the opportunity and noted her priority for the Park Meadows Mall would be the County Line Road improvements. She also thanked the District for its continued support.
- Director's Items:

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- 2017 Director's Goals: The Board agreed to review the draft 2017 District goals, and to mark them up for Mr. Blodgett in anticipation of further discussion during the February board meeting.
- Smart Irrigation Technology: Director Kelly reported on smart irrigation technologies and noted he will reach out to Palomino Park to investigate their system.
- Other Items: Director Sippel reiterated her preference that BrightView wait as long as possible to cut back grasses and that the Russian Sage be cut from the outside bottom. Mr. Crespin noted Director Sippel's requests.
- 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 6:37 P.M.

Secretary

