

# 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, February 27, 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 (*via telephone*)

Also present were:

Whitney Miller, Park Meadows BID; John Cotten and Taylor Goertz, TTG Corp.; Wynne Shaw, City of Lone Tree; Eliot Hoyt, Robert E. Bass III and Mike Crespin, BrightView Landscape Services, Inc.; Bob Blodgett 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 5:03 P.M.

**Directors Matters/Disclosure Matters:**

None.

**Public Comments:**

None.

**Approval of Agenda:**

There were no changes to the agenda.

**Consent Agenda:**

Director Parry moved to approve the consent agenda comprising minutes of January 23, 2017 meeting. The motion was seconded by Director Van Ramshorst.

**Landscape Maintenance:**

# RECORD OF PROCEEDINGS

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February Landscape  
Maintenance Report:

Mr. Crespin reported to the Board regarding the need for winter watering due to the dry weather and additional trees hit by cars. He then noted the recommendation from his arborist to apply a liquid gypsum application for longevity. The Board concurred. Finally, he asked for Board direction regarding the timing of cutting back the grasses. Following discussion, the Board directed cutting be done as planned in mid-March.

February Proposed Work  
Orders:

Following discussion, the Board approved the following work Orders: Evergreen Trees Gypsum Application in the amount of \$1,150; Soil Flush Turf Areas in the amount of \$2,880; Pest Control for March in the amount of \$1,750; and Top Dress Mulch in Tree Rings in the amount of \$12,500. Director Sippel expressed concern with proposed work orders for Tree Replacement on Park Meadows Drive West of Yosemite in the amount of \$1,127.14 and Tree Replacement on Lincoln near Lone Tree Parkway in the amount of \$1,127.14, regarding tree replacements noting Autumn Maples are very big for median growth. The Board agreed to consider the tree replacements in March and suggested additional options for smaller trees be brought back.

Insurance Updates:

Ms. Herman reported on the costs of claim pursuit given the SDA Pool push to have the District conduct investigative activities traditionally performed by insurance companies. Following Board discussion, the Board directed Ms. Herman and Mr. Blodgett not to pursue insurance recovery for individual trees.

Lone Tree/PMMD Joint  
Cooperative Projects:  
County Line Road  
Improvements:

Mr. Blodgett noted for the Board that Director Kelly sent a letter of financial support for the project to Art Griffith per Mr. Griffith's request for application to the Southeast Public Improvement Metropolitan District for funding. Taylor Goertz noted that the City will be trying to complete design for the section of the project involving City and PMMD funding over the summer of 2017 and that the City plans to contract with AECOM for the work. Mr. Cotten subsequently joined the meeting and reported on the somewhat aggressive schedule and scheduling sensitivities which could result in delays.

Lincoln Avenue Pedestrian  
Bridge:

Mr. Goertz noted there is nothing new to report, but construction is underway for bridge caissons.

## RECORD OF PROCEEDINGS

---

- City of Lone Tree Five Year Capital Improvements Recommendations: Director Van Ramshorst noted that City of Lone Tree Capital Recommendations form 2017 number for the Park Meadows Improvements on line 7 should be \$250,000 and not \$300,000. Director Kelly noted the City of Lone Tree's Capital Recommendations form, prepared by the City, has not been updated since July 20, 2016 has the incorrect number. and Mr. Blodgett will work with Messrs. Cotten and Goertz to update the potential projects accordingly.
- Design Schematics for Yosemite Median (Park Meadows Drive to C-470): Messrs. Hoyt and Bass presented to the Board various illustrative design schematic representations for alternatives to stacked stone median construction. Director Van Ramshorst noted during the ensuing Board discussion that she toured areas on Lone Tree Parkway which are still in need of repair. Mr. Goertz will be touring the recently tuckpointed areas to assist the Board in understanding how the tuckpointed areas are performing in the context of considering different alternatives. The Board asked Mr. Goertz to make an evaluation for the April Board meeting. Following additional Board discussion regarding timing and schedule restraints, the Board asked Messrs. Hoyt and Bass to email the board prior to the March Board meeting with concept plans generally in line with the schematic on page 38 of the meeting packet for Board evaluation with the goal of allowing the Board to approve plans in April for bidding in May of 2017.
- C-470 Managed Lanes Update: Mr. Cotten reported to the Board regarding the construction schedule for managed lanes on C-470, noting that the Lone Tree section is in Phase 5 and construction won't be expected until mid-2018.
- Financial Items:  
Cash Position Report: The Board reviewed the cash position report, following discussion Director Parry moved to accept the cash position report. The motion was seconded by Director Haning and approved unanimously by the Board.
- January Claims: Mr. Blodgett reviewed with the Board the January 2017 claims totaling \$367,714.59 plus directors' fees. Thereafter, Director Van Ramshorst moved approval of the claims. The motion was seconded by Director Kelly and approved unanimously by the Board.
- Projected 2018 Residential Assessment Ratio Change: Mr. Blodgett reported for Ms. Harwell on the State Legislative Council's forecast of a decrease in the residential assessment

# RECORD OF PROCEEDINGS

---

rate from 7.96% to 6.85% for the 2017 property tax year (2018 collections). He noted that the District's service plan lacks authority to change the mill levy to accommodate rate changes in a way which is tax payment-neutral for citizens. Therefore, on a preliminary basis, Ms. Harwell estimates the District will experience an annual tax revenue decrease of between \$100,000 - \$150,000.

Manager's Items:

Mr. Blodgett noted the District's website is being updated and the various referrals in the Board meeting packets. The Board authorized a "No Comment" on the three referrals received from the City of Lone Tree.

Attorney Items:

Addendum No. 5 to Master IGA with the City of Lone Tree:

Ms. Seaver updated the Board regarding City of Lone Tree funding increases which impacted the previously approved Addendum No. 5 relative to the City's funding contribution. She suggested that the Board approve the updated Addendum No. 5 reflecting an increased City contribution but no change to the District's contribution. Following a brief discussion, the Director Parry moved that the Board approve the updated Addendum No. 5 to supersede the prior addendum in its entirety. The motion was seconded by Director Haning and approved unanimously by the Board.

Director's Items:

2017 Director's Goals:

Director Van Ramshorst presented the Board of Directors with revised goals replacing the 2016 goals. The Board reacted positively to Director's Van Ramshorst's draft goals with Director Kelly asking that researching the possibility of maintaining the brick fences and water efficiency be added as goals. The Board agreed to revisit the revised draft goals in April.

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 6:45 P.M.



Secretary