

# 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, March 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

Also present were:

John Cotten (arrived when noted), TTG Corp.; Wynne Shaw and Jay Carpenter, Councilmembers City of Lone Tree; Mike Crespin, Eric Keesen and Eliot Hoyt, BrightView Landscape Services, Inc.; Bob Blodgett, Kim Herman, and Rachel Provolt, 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:

Councilmember Shaw introduced fellow councilmember Carpenter and noted the he would be replacing her as the City of Lone Tree's liaison to the Board of Directors given her service on the Denver Regional Council of Governments (DRCOG). She then thanked the District for all the work done by the District to make the City beautiful.

Approval of Agenda:

There were no changes to the agenda.

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## Consent Agenda:

Director Van Ramshorst moved to approve the consent agenda comprising minutes of February 27, 2017 meeting. The motion was seconded by Director Kelly.

## Landscape Maintenance:

### March Landscape Maintenance Report:

Mr. Crespin reported that his crews are working on cutting grasses and they started turning on the irrigation system on March 16th. He then shared the different types of rock used in the District's medians (tan based and gray based), noting his personal preference for gray based rock.

### March Proposed Work Orders:

Following discussion, regarding the various types of deciduous trees presented by Mr. Crespin, with a noted Board preference for Chanticleer Pear, Director Sippel moved approval of the proposed work order for tree replacement on Lincoln near Lone Tree Parkway in an amount not-to-exceed \$1,127.14 (Chanticleer Pear). The motion was seconded by Director Van Ramshorst and approved unanimously by the Board. Thereafter, Director Sippel moved approval of the proposed work order for pest control in an amount not-to-exceed \$1,750. The motion was seconded by Director Van Ramshorst and approved unanimously by the Board. Thereafter, Director Van Ramshorst moved approval of the proposal for gypsum application to evergreen trees in an amount not-to-exceed \$1,150. The motion was seconded by Director Sippel and approved unanimously by the Board. Next, following review of Mr. Crespin's top dressing and turning recommendations related to mulch, Director Kelly moved approval of the proposed top dress work order in an amount not-to-exceed \$26,790.33. The motion was seconded by Director Sippel and approved unanimously by the Board. Finally, Director Van Ramshorst moved approval of the proposed work order for deep root Mycorrhizae application in an amount not-to-exceed \$6,400. The motion was seconded by Director Parry and approved unanimously by the Board.

At Mr. Blodgett's request, the Board confirmed replacement of the tree in the median at Park Meadows Drive near Acres Green with a Chanticleer Pear. The Board tabled the work order for tree replacement on Park Meadows Drive west of Yosemite until the intersection work and cuts for The Yard is complete as the work may impact the median landscape.

## Financial Items:

Director Kelly moved the financial items up in the agenda to allow time for Mr. Cotten to arrive at the meeting.

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Cash Position Report:

The Board reviewed the cash position report, following discussion Director Haning moved to accept the cash position report. The motion was seconded by Director Parry and approved unanimously by the Board.

February Claims:

Mr. Blodgett reviewed with the Board the February 2017 claims totaling \$40,121.65 plus directors' fees. Thereafter, Director Kelly moved approval of the claims. The motion was seconded by Director Van Ramshorst and approved unanimously by the Board.

Lone Tree/PMMD Joint  
Cooperative Projects:

County Line Road  
Improvements:

Mr. Cotten arrived at the meeting and reported that right-of-way acquisition was underway and going smoothly.

Lincoln Avenue Pedestrian  
Bridge:

Mr. Cotten reported that construction was underway and the leaf structure is expected to be up by mid-June.

2017-2021 Capital  
Improvements Plan:

Director Parry inquired about the title on the projected capital improvements and the Board directed Mr. Blodgett to remove the phrase "As Requested by the City of Lone Tree" from the District's plan and asked Mr. Cotten to include it in the City's spreadsheet of proposed items.

New Landscaped Median in  
Yosemite (Park Meadows  
Drive to C-470):

Director Van Ramshorst noted that she and Director Sippel had a conference call with BrightView representatives and understood more fully the implications of the design under consideration with concrete, including changes in color with repairs, multiple contractors on sight from different disciplines and the removal of the second level (protective of trees in the median) due to cost concerns. Director Kelly commented that the schedule was optimistic and recommended the board take the time to continue to consider options with a plan to implement the median design in 2018, noting that the cost was also more than originally anticipated. Director Van Ramshorst echoed Director Kelly's comments and suggested going to bid in the winter of 2018. All directors concurred and recognizing that BrightView would still undertake the design effort, Director Van Ramshorst moved approval of a contract with BrightView, on Ms. Seaver's form of contract and subject to approval by District Manager and General Counsel, for the landscape architectural design services for the median in an amount not-to-exceed, \$18,400. The motion was seconded by

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Director Sippel and approved unanimously by the Board.

Manager's Items: Mr. Blodgett noted the District's website is being updated.


Attorney Items: None.

Director's Items:  
2017 Director's Goals: The Board of Directors discussed the draft 2017 goals and determined to further consider them before taking any action. Director Parry noted the goals might be good topics for discussion with the Lone Tree City Council during the upcoming study session and the Board concurred. Director Sippel noted a missing "the" and Mr. Blodgett agreed to make the correction. She will forward her additional suggestions.

Irrigation Technology: Director Kelly reported on his recent meeting with Mr. Crespin and Mr. Shelby of BrightView and the efficacy of hard-wired ground sensors which Mr. Kelly recommends for the Yosemite median.

Other: Thereafter, Director Van Ramshorst asked Ms. Seaver for clarification on open meetings laws applied to study sessions, including those by telephone where in the board was receiving information but taking no action. Ms. Seaver explained the interaction between the Colorado Open Meetings Laws and the Special District Act. Thereafter, Director Sippel requested that items be sent to the Board without long email strings which make it difficult to locate materials after they are sent.

Adjournment: There being no further business to come before the Board, upon motion made by Director Sippel, second by Director Kelly, the meeting was adjourned at 6:15 P.M.

  
Secretary