

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, April 24, 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 (*via telephone conference*)
Steve Parry
Tom Haning
Martha Sippel

Also present were:

Whitney Miller, Park Meadows BID; John Cotten (arrived when noted) and Taylor Goertz, TTG Corp.; Jay Carpenter, Councilmember City of Lone Tree; Mike Crespin, BrightView Landscape Services, Inc.; Bob Blodgett, Kim Herman 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:

None.

Approval of Agenda:

There were no changes to the agenda.

Consent Agenda:

Director Haning moved to approve the consent agenda comprising minutes of March 27, 2017 meeting. The motion was seconded by Director Sippel, and upon vote unanimously carried.

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Mr. Blodgett asked for clarification regarding the Denver Water Usage Report and was directed to leave it on the agenda only as an informational item but not on the consent agenda as the Board does not approve the report.

Landscape Maintenance:
April Landscape
Maintenance Report:

Mr. Crespin reported on the recent spring aeration and that weed treatment continues, including manual weeding and post-emergent applications in addition to the prior application of pre-emergent. He noted that Ash Borer and Ips Beetle applications are scheduled for May and that the irrigation system has been turned on. He also noted recent issues with road closings and lane shut downs and confirmed to the Board that his crews will not create such issues going forward. Director Van Ramshorst noted that stones were missing in some medians and Mr. Crespin agreed to inspect for missing or damaged stones as well as having assigned porter and project manager inspections. Mr. Blodgett noted he also tours the district once per month.

April Proposed Work
Orders:

Following discussion regarding Mr. Crespin's recommendation for mixed rock in the areas to be top dressed, Director Sippel moved approval of the proposed work order for rock top dressing in the rock beds located in the medians on Park Meadows Drive, Lincoln, Yosemite and the North Side of Lincoln by the wall in an amount not-to-exceed \$8,500. The motion was seconded by Director Kelly and approved unanimously by the Board. Thereafter, Director Kelly moved approval of the proposed work order for May pest control in an amount not-to-exceed \$1,750. The motion was seconded by Director Haning and approved unanimously by the Board. Finally, Director Kelly moved approval of the proposed work order for the warranty replacement of 4 pines with like types of pine. The motion was seconded by Director Haning and approved unanimously by the Board.

City of Lone Tree Right-Of-
Way Landscape Design
Guidelines:

Director Kelly opened the discussion by noting the Board's surprise at seeing the guidelines and having no input into the draft in advance, especially after the recent meeting with the Lone Tree City Council. Councilmember Carpenter apologized for the lack of notice. Thereafter, Director Sippel noted she would provide comments in addition to Mr. Crespin's comments which Mr. Blodgett was directed to forward to the City.

At this point, Mr. Cotten arrived at the meeting and explained that the draft design guidelines were a staff project and the

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District's input would be accounted for in the final guidelines.

Lone Tree/PMMD Joint
Cooperative Projects:

Lincoln Avenue Pedestrian
Bridge:

Mr. Cotten reported that the south abutment was taking shape and retaining walls are being installed. He further reported that the opening has been delayed and is now expected to be in July.

2017-2021 Capital
Improvements Plan:

Director Parry inquired as to status of corrections which were to be made to the Lone Tree projects sheet, it was noted that the bulk of the requested changes were made.

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

The Board discussed stacked stone designs versus concrete and Director Sippel suggested perhaps incorporating both if possible to effect a transition from areas with only stacked stone to other areas with only concrete. The Board concurred with the suggestion and directed Mr. Crespin to communicate the same to the designers. It was noted that final design is anticipated to be ready for Board approval at the Board's October Board meeting with bids to go out at the first of the year in 2018.

Financial Items:

March 31, 2017 Financial
Statements:

The Board reviewed the March 31, 2017 financial statements, following discussion Director Parry moved to accept the financial statements. The motion was seconded by Director Sippel and approved unanimously by the Board.

March Claims:

Mr. Blodgett reviewed with the Board the March 2017 claims totaling \$58,739.98 plus directors' fees. Thereafter, Director Kelly moved approval of the claims. The motion was seconded by Director Haning and approved unanimously by the Board.

Manager's Items:

Mr. Blodgett reported that the website is being updated. He also reviewed with the Board GeoLens and its functionality, which Mr. Blodgett recommended to the Board. The Board did not make any determination and indicated additional information would be helpful.

Attorney Items:

None.

Director's Items:

Lincoln Avenue Pedestrian
Bridge Landscaping:

At this point, Mr. Cotten asked the Board if they might participate in the Lincoln Avenue Pedestrian Bridge landscaping by paying for landscaping installation (approximately \$6,000) and the costs of an irrigation tap (\$15,000). Directly Kelly

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directed that the request be added to the May meeting agenda.

2017 Director's Goals:

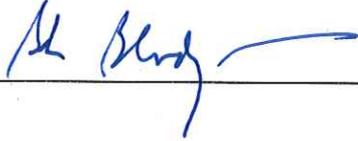
The Board next reviewed the 2017 Director's Goals provided in the agenda materials. Following discussion and upon motion by Director Kelly and second by Director Sippel, the 2017 Director's Goals were approved as submitted.

Other:

The Board then discussed the April 3, 2017 work session with the Lone Tree City Council and the upcoming May 11, 2017 Lone Tree State of the City Breakfast invitees.

Adjournment:

There being no further business to come before the Board, upon motion made by Director Kelly, second by Director Sippel, the meeting was adjourned at 6:04 P.M.



Secretary