

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, May 22, 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:

Whitney Miller, Park Meadows BID; John Cotten, TTG Corp.; Jay Carpenter, Councilmember City of Lone Tree; Mike Crespin, BrightView Landscape Services, Inc.; Eliot Hoyt and Robert Bass, Brightview Landscape Development, Inc. dba BrightView Design Group; Bob Blodgett, Patrick Shannon, Rachel Provolt 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 5:02 P.M.

Directors Matters/Disclosure Matters: None.

Public Comments: None.

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

Consent Agenda: Director Kelley moved to approve the consent agenda comprising minutes of April 24, 2017 meeting. The motion was seconded by Director Sippel, and upon vote unanimously carried.

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Landscape Maintenance:
May Landscape
Maintenance Report:

Mr. Crespin noted weeding and post emergent with fertilizer will be ongoing weekly to keep beds weed free. He then advised that this team has added a granular fertilizer application to all shrub/perennial beds and will complete the application by the end of May. Regarding trees, Mr. Crespin noted that the Ash Borer and IPS Beetle applications were complete. He then described significant tree limb damage due to the late April snow storm and the impact on leaf budding, noting that the trees should push a second set of buds. Finally, Mr. Crespin reported that the irrigation system was turned on and operational. He mentioned some mainline damage at Lone Tree Parkway and Brook Lane from a City of Lone Tree contractor and that the City will be billed for the damage.

May Proposed Work Orders: Following discussion, the following proposed work orders were approved:

1. Director Sippel moved approval of the proposed work order for perennial replacement in the median just south of Maximus Drive in an amount not-to-exceed \$1,647.39. The motion was seconded by Director Kelly and approved unanimously by the Board.
2. Thereafter, Director Sippel moved approval of the proposed work order for June pest control in an amount not-to-exceed \$1,750.00. The motion was seconded by Director Kelly and approved unanimously by the Board.
3. (a) Next, Director Sippel moved approval of a portion of proposed work order to replace three trees on Yosemite at the Enclave Main Entrance. She noted the three clump Amur Maple trees at the Yosemite Enclave main entrance, originally proposed for removal and replacement with Chanticleer Pear trees, had leafed out, are full, and are healthy. Instead, those proposed three replacement trees will be used to replace crabapple trees that were removed from the east side of Lone Tree Parkway at the south end of the main entrance bed at Carriage Club (Lincoln and Lone Tree Parkway). She also noted these crabapple trees were previously removed and were never replaced. This portion of the work order was proposed in an amount not-to-exceed \$2,500. The motion was seconded by Director Van Ramshorst and approved unanimously by the Board.
3. (b) Following additional discussion, Director Van Ramshorst moved approval of the portion of the

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proposed work order related to locusts on Lone Tree Parkway, suggesting simple removal of the locusts, without replacing them for the present, in an amount not-to-exceed \$1,500. The motion was seconded by Director Sippel and approved unanimously by the Board.

4. Director Kelly moved approval of the proposed work order for additional tree pruning due to storm damage in an amount not-to-exceed \$3,203.52. The motion was seconded by Director Sippel and approved unanimously by the Board.
5. Director Kelly moved approval of the proposed work order for the removal of a dead Austrian pine and replacement in this location with a large Blue Spruce tree (in Carriage Club on Carriage Club Drive) in an amount not-to-exceed \$1,913.00. The motion was seconded by Director Van Ramshorst and approved unanimously by the Board.
6. Director Sippel moved approval of the proposed work order for the landscape improvements on the southwest corner of the south entrance to The Enclave in an amount not-to-exceed \$833.53. Following additional discussion, the motion was seconded by Director Kelly and approved unanimously by the Board.
7. Proposed work order 7 was tabled.
8. Proposed work order 8 was tabled.

Enclave Right-Of-Way Maintenance Request:

Mr. Blodgett reviewed with the Board a request for maintenance near the rear entrance of the Enclave, with maintenance encompassing only turf and no flowers, trees or shrubs. Ms. Seaver reviewed with the Board the history of easement requests made to the Enclave, and the Board discussed producing a legal description with Mr. Cotten. Following discussion, the Board directed Ms. Seaver to prepare the easement form and Mr. Blodgett to circulate it to the Enclave Homeowners' Association with a cover communication indicating that the District will maintain the turf as requested once the easement is signed and returned to the District no more than thirty days from the date it is sent to the Enclave Homeowners' Association.

Median Stone Damage:

Director Sippel noted the Board previously raised the issue of damaged flagstone in the medians in several areas and no action has been taken. Director Van Ramshorst expressed concern over the lack of attention to the matter by management. Mr. Blodgett agreed to follow up and Mr. Cotten agreed to evaluate the matter

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and have Chancery submit a bid for consideration at the June Board meeting.

Lone Tree/PMMD Joint Cooperative Projects:

Lincoln Avenue Pedestrian Bridge:

Mr. Cotten requested that the Board consider contributing an additional \$20,000 to fund modest landscaping and the cost of a $\frac{3}{4}$ inch irrigation tap as well as taking on maintenance of the landscaping. Director Kelly asked about the possibility of the City sharing the costs with the District and Mr. Cotten reported that the City lacked funding for the project. Director Van Ramshorst indicated her desire that others be asked to contribute because she was concerned about protecting the District's taxpayers from continually being the only party asked to participate with the City on projects of regional benefit. Thereafter, Director Kelly noted he would not have a problem taking on maintenance of very modest landscaping. At this point, Councilmember Carpenter expressed appreciation for the partnership with the District and allowed the City should have given more appropriate appreciation to the District at the state of the City. Director Parry then noted that in his opinion the bridge was primarily City branding and the District is only approximately 25% of the City. Following additional discussion, Director Kelly moved that the Board grant the City's request. Director Haning seconded the motion which subsequently failed by a vote of 3 to 2.

Thereafter, Mr. Cotten reported that Lincoln Avenue is scheduled for closure from July 7th through July 10th and further noted the bridge schedule had been pushed back a bit with completion now expected in October 2017.

2017-2021 Capital Improvements Plan:

Director Van Ramshorst recommended removal of the Parkway Drive item without funding. The Board directed Mr. Blodgett to remove this item from the list.

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

Messrs. Hoyt and Bass from Brightview Landscape Development, Inc. dba BrightView Design Group reviewed with the Board various additional concepts for the median design and described various materials shown therein. The Board again discussed stacked stone designs versus several different types of concrete and Director Sippel suggested holding a special meeting, the sole purpose of which would be to engage in detailed design review. Mr. Hoyt noted he could bring materials samples to aid the discussion. The Board concurred and directed

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Mr. Blodgett to set the special meeting.

Financial Items:

Cash Position Report and
Property Tax Schedule:

Mr. Blodgett reviewed with the Board the District's cash position report and property tax receipts. Thereafter, Director Sippel moved that the Board accept Mr. Blodgett's report. The motion was seconded by Director Kelly and approved unanimously by the Board.

April Claims:

Mr. Blodgett reviewed with the Board the April 2017 claims totaling \$80,213.21 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 introduced Mr. Shannon from Clifton Larson Allen who then reviewed with the Board the Geolens program and its functionality. The Board asked for detailed cost information both for initial and on-going subscription costs. Mr. Shannon agreed to bring that information back to the Board.

Attorney Items:


Ms. Seaver confirmed that the District did not plan to hold a November election.

Director's Items:

Director Sippel expressed her desire to serve as the Board's liaison with BrightView to bring more productive proposals for Board consideration each month and to focus prioritization among various areas within the District. The Board concurred in Director Sippel's suggestion and welcomed her expertise.

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 6:47 P.M.


Secretary