

# 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, June 26, 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  
Martha Sippel

Director Tom Haning was absent (absence excused)

Also present were:

Greg Mandel, resident; John Cotten and Taylor Goertz, TTG Corp.; Kristin Baumgartner, Assistant City Manager and Finance Director City of Lone Tree; Mike Crespin, BrightView Landscape Services, Inc.; Eliot Hoyt, Brightview Landscape Development, Inc. dba BrightView Design Group; Bob Blodgett, Rachel Heap, 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 5:04 P.M. Director Kelly moved that the Board of Directors excuse Director Haning's absence. The motion was seconded by Director Parry and approved unanimously by the Board.

Directors Matters/Disclosure  
Matters:

None.

Public Comments:

Greg Mandel addressed the Board of Directors and expressed concern regarding dead trees and plants not yet replaced as well as spending money on the City's Pedestrian Bridge and County Line Improvements. He noted his belief that it is important to care for existing District plantings and infrastructure. He further

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expressed his belief that the new median should have public input if it is to be substantially different from existing District medians. Finally, he noted his observation that District pine trees seem to have declined when grasses were installed with augers. Director Kelly noted that many trees are being replaced and the Board will discuss the median designs during the meeting if Mr. Mandel can stay and participate. Director Sippel addressed Mr. Mandel's comments by noting she has volunteered to act as the District's landscape liaison with its landscape consultant. She noted with respect to the trees that the medians provide a harsh environment and pines may have lacked adequate room for their roots to grow in medians surrounded by impervious surfaces. She noted her goal aligns with the board's goal to plant responsibly by considering plant and tree species that are appropriate for the arid Colorado climate and specific planting locations. She also stated that when a species dies, it will not necessarily be replaced with the same species.

Approval of Agenda:

There were no changes to the agenda.

Consent Agenda:

Director Parry moved to approve the consent agenda comprising minutes of May 22, 2017 regular meeting and June 2, 2017 special meeting, and two proposals from Brightview to install an irrigation controller at Yosemite and Kimmer in the amount of \$2,343.60 and install a clock at Ptarmigan and Crosby in the amount of \$2,858.60. The motion was seconded by Director Van Ramshorst and unanimously approved by the Board.

Landscape Maintenance:  
June Landscape  
Maintenance Report:

Mr. Crespin noted weeding and post emergent with fertilizer will continue weekly to keep beds weed free. He then advised that the first application of Aphid/Mite spray to all trees was completed by Rocky Mountain Tree Care ("RMTC") on June 22, 2017, and he will be meeting with RMTC to look at tree pruning recommendations which he will present at the July board meeting. Director Parry asked about ownership of flower beds under the City of Lone Tree's monument signage. He was informed that the HOAs are believed to be maintaining those flower beds which are not maintained by the District.

June Proposed Work Orders:

Following discussion, the following proposed work orders were approved:

1. Director Kelly moved approval of the proposed work order for July pest control in an amount not-to-exceed

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\$1,750. The motion was seconded by Director Sippel and approved unanimously by the Board.

2. Director Sippel moved approval of the proposed work order for booster pump replacement to allow for irrigation on Yosemite in an amount not-to-exceed \$2,481.80. The motion was seconded by Director Van Ramshorst and approved unanimously by the Board.
3. Director Sippel moved approval of the proposed work order for shrub removal and replacement of 28 shrubs on the north side of Lincoln in an amount not-to-exceed \$2,185.59. The motion was seconded by Director Kelly and approved unanimously by the Board.

Chancery Construction, Inc.  
Agreement for Landscaped  
Median Flagstone Repairs:

Mr. Goertz reviewed with the Board the results of his tour of the medians with Chancery representatives and the proposed scope of work for median repairs. Following brief discussion, Director Van Ramshorst moved that the Board of Directors approve a contract with Chancery Construction, Inc. for the landscaped median repairs described in the scope of work for an amount not-to-exceed \$13,559. The motion was seconded by Director Sippel and approved unanimously by the Board.

Lone Tree Design  
Guidelines:

Kristin Baumgartner, Lone Tree Assistant City Manager and Finance Director, reported to the Board of Directors that the City understood the District's concerns, incorporated all feedback and exempted the PMMD from compliance with the City's new landscape design guidelines. Ms. Seaver requested a copy of the guidelines containing the exception language and Ms. Baumgartner agreed to provide the updated version of the guidelines.

Lone Tree/PMMD Joint  
Cooperative Projects:

Lincoln Avenue Pedestrian  
Bridge:

Mr. Cotten reported that all bridge components should be in by the first week in July and they will then be reassembled. July 31, 2017 is current the date set for the raising of the leaf and setting the bridge across the street, with an expected November completion.

2017-2021 Capital  
Improvements Plan:

Mr. Blodgett removed Parkway Drive from the list as directed by the Board during the May Board meeting.

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

Mr. Hoyt from Brightview Landscape Development, Inc., d/b/a BrightView Design Group, reviewed with the Board two concepts for the median design, concrete Basanite and

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Sandstone, both in a red hue. He also presented preliminary cost estimates for each design. The Board discussed the designs, as well as the timeline provided by Mr. Goertz which contemplated May 2018 completion based on design commencing by August 1, 2017. The Board discussed the designs and determined to wait on design selection until Director Haning would be present at the July Board meeting. Mr. Hoyt agreed to further refine the cost estimates as well as costs for more concrete support for the sandstone design to provide additional stability in anticipation of a July design selection.

Fairways 39 HOA Request  
for Drainage Tract  
Maintenance:

Messrs. Blodgett and Cotten reviewed with the Board of Directors the request received on behalf of Fairways 39 HOA to take up maintenance of a drainage tract. Mr. Cotten reviewed the parcel's history and the Board discussed the policy implications based on various similar parcels within the District. Following discussion, Director Kelly moved that the Board approve the request. The motion died for lack of a second and Mr. Blodgett was directed to write a letter to Fairways 39 HOA informing them of the Board's action and the rationale therefore.

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 Kelly moved that the Board accept Mr. Blodgett's report. The motion was seconded by Director Perry and approved unanimously by the Board.

May Claims:

Mr. Blodgett reviewed with the Board the May 2017 claims totaling \$71,760.43 plus directors' fees. Thereafter, Director Van Ramshorst moved approval of the claims and removal of payment in the amount of \$419.00 to Geolens for work performed without Board authorization. The motion was seconded by Director Parry and approved unanimously by the Board.

Manager's Items:

Director Sippel provided Mr. Blodgett with a website correction which Mr. Blodgett noted and agreed to perform, including correcting the year for the 2017 Director Goals on the Services page.

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### Attorney Items:

Ms. Seaver reviewed with the Board the status of the Enclave HOA Landscape Maintenance matter. Following discussion regarding gaps in information surrounding the location of District assets and property, the Board directed Ms. Seaver to revise the proposed easement and updated landscape services agreement to provide for trees and turf, but to expressly disclaim any obligations with regard to flower beds in terms of maintenance or obligations to water.

### Director's Items:

Director Van Ramshorst expressed displeasure with the handling of the Enclave ROW bare spots request and Mr. Blodgett's direction to Mr. Crespin to provide responses directly to homeowners. Director Sippel was also displeased and suggested that Bob should be communicating with Julius Zsako at COLT about his inaccurate statements referring the Enclave HOA manager back to the Enclave. This reply made it appear that nobody knows who is responsible for what. She suggested that Bob draft a boilerplate response paragraph which could be modified for different requests that might be helpful going forward. Director Sippel then noted the importance of "educating our residents about our arid high desert climate. Perhaps we can provide a newsletter with some information about xeriscape principles, watering efficiencies, and our responsibility to not only maintain landscape areas, but maintain them in a water-wise way as a good role model for Lone Tree HOAs and other communities." She also emphasized the District's goal to maintain plant material and trees responsibly. She and Mike Crespin then discussed with the Board some xeriscape oriented alternatives to grass in areas where grass growth is nearly impossible due to west- or south- facing exposures, ice slicer or salts, and other environmental or topographic conditions. She noted that she will be advocating spending District funds wisely and defining priority areas which could be included in District design or other guidelines.

Directors Van Ramshorst and Sippel suggested the following:

Priority 1: Lincoln, Yosemite, Lone Tree Parkway, and Park Meadows Center Drive.

Priority 2: Timberline and Park Meadows Drive (west of Yosemite)

Priority 3: Other areas the District maintains are Ptarmigan Trail, Arrowhead Way, Sunningdale Drive, Heritage Hills Circle (by Safeway and the Enclave), and Carriage Club Drive.

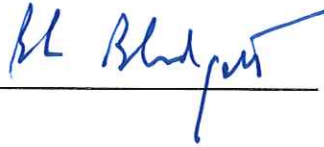
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Director Sippel suggested that the board review and consider approving these priority areas when Director Haning is present.

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 6:50 P.M.



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Secretary