

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, December 18, 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
Tom Haning

Also present were:

Bryan Glenn, resident; Mark Hildahl, Wilson & Company; John Cotten, IMEG Corp.; Art Griffith, Douglas County Transportation Capital Projects Manager; Jay Carpenter, Councilmember and Seth Hoffman, City Manager, City of Lone Tree; Whitney Miller and Pam Kelly, Park Meadows BID; Mike Crespin, BrightView Landscape Services, Inc.; Bob Blodgett and Patrick Shannon, CliftonLarsonAllen LLP; and Tamara Seaver, Icenogle Seaver Pogue, P.C.

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 5:00 P.M.

Directors Matters/Disclosure Matters:

None.

Public Comments:

None.

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- Approval of Agenda: Director Kelly requested that the Park Meadows BID Project Funding Request and the First Amendment to the IGA Regarding Landscape Maintenance with the BID be moved up as the next items on the agenda in consideration of Ms. Kelly's and Ms. Miller's time. The Board concurred and took up these matters as the first items considered during the meeting.
- Park Meadows Mall BID Project Funding Request and Review Process: Ms. Kelly addressed the Board and echoed Ms. Miller's written emailed proposal to establish a working group between the District and the BID to look at the joint beautification proposal submitted by the BID during the November Board meeting. Director Kelly noted his concurrence and belief that Directors Sippel and Van Ramshorst would serve as the District's liaisons to the working group. This was affirmed by the Board and Ms. Kelly thanked the Board for their attention.
- First Amendment to the Intergovernmental Agreement Regarding Landscape Maintenance of the Public Right-of-Way Adjacent to the Park Meadows Mall: Ms. Seaver reviewed with the Board of Directors the First Amendment to the April 22, 2015 Intergovernmental Agreement Regarding Landscape Maintenance of the Public Right-of-Way Adjacent to the Park Meadows Mall (the "First Amendment"), noting it merely extended the duration of the existing agreement through December 31, 2019. Following brief discussion, Director Van Ramshorst moved that the First Amendment be approved by the Board of Directors. The motion was seconded by Director Kelly and approved unanimously by the Board.
- Consent Agenda: Director Sippel moved to approve the consent agenda comprising minutes of the November 27, 2017 regular meeting. The motion was seconded by Director Haning and unanimously approved by the Board.
- Landscape Maintenance: December Landscape Maintenance Report: Mr. Crespin reported on continued turf and leaf clean up and the cutting back of perennials. He then advised that the three Weather Trak controllers were reinstalled in Cypress Greens and that the RainBird controllers were returned to the HOA. He next noted that installation of the backflow cage near Acres Green and Park Meadows Drive was complete. He proposed no work orders for approval by the Board.
- Denver Water Usage Reports: Mr. Blodgett noted that the reports were included in the packet. Thereafter, Director Van Ramshorst moved that the Board accept the reports. The motion was seconded by Director Kelly and approved unanimously by the Board.

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Construction Project Items: 2017 – 2022 Capital Improvements Plan:

Mr. Blodgett reviewed the Capital Improvements in Plan in the new format approved by the Board during the November meeting. Director Sippel questioned the history of the C-470/Yosemite Multi-Model Overpass and Director Van Ramshorst expressed her recollection and questioned whether the item was approved or whether it should be on the second sheet as a potential requested future project. The board concurred with Director Van Ramshorst's recommendation, noting that the \$400,000 expenditure in 2019 for the C-470/Yosemite Multi-Model Overpass be removed from the approved list and placed on the requested list instead. Ms. Seaver reviewed the history of this item noting that prior support had been expressed with the express caveat that until approved by a future board, support could not be guaranteed. Ms. Seaver then reminded the Board of her earlier legal advice on the topic. Mr. Griffith, Douglas County Capital Projects Manager, and Mark Hildahl of Wilson & Company then presented graphics representing two potential design alternatives and Mr. Griffith asked for Board input on potential wall colors and materials. The Board expressed support for the PF Changs-style materials and the bow string bridge. Mr. Griffith reported that the County's desire is to commence construction in 2019 and that given the need to order long lead time items, the County would need to know of the Board's determination on participation by the budget season in 2019.

Projects Requested by Third Parties ("Potential Requested, Future Projects"):

The Board reviewed the projects requested by third parties from 2018 through 2022 and Director Van Ramshorst asked about the ability to split the costs on a 50/50 basis with the City regarding the City's proposed item 4 (Traffic Signal Upgrades – County Line Road at Chester). Mr. Hoffman noted that the City's budget was already approved for 2018. Director Van Ramshorst expressed a desire that the City split the costs evenly. Thereafter, following additional discussion, Director Kelly moved that the Board approve items 4 and 9 (Signal Improvements – Yosemite and Car Toys Mall Entrance) and direct Ms. Seaver to work with the City to prepare appropriate addendums to the Master Intergovernmental Agreement with the City for Board approval. The motion was seconded by Director Haning and approved by the Board by a vote of 4-1 with Director Van Ramshorst voting against the motion. Thereafter, Mr. Blodgett asked about item 1 (Tuckpoint Repair) in 2018 and Director Van Ramshorst inquired as to whether \$150,000 was too small an amount to

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attract contractors from the District's prior experience. Mr. Cotten agreed to discuss the item with Mr. Goertz but expressed confidence that Chancery might have interest and noted he would plan to bring something for Board review in January 2018.

Financial Items:

December 11, 2017 Cash
Position Report and Property
Tax Schedule:

Mr. Blodgett reviewed the December 11, 2017 Cash Position Report and Property Tax Schedule with the Board. Director Sippel moved approval and acceptance of the Report and Schedule as presented. The motion was seconded by Director Parry and approved unanimously by the Board.

November Claims and
Directors Fees:

Mr. Blodgett presented the November claims of \$77,537.07, plus Directors Fees. Thereafter, Director Sippel moved approval of the claims. The motion was seconded by Director Parry and approved unanimously by the Board.

Manager's Items:

Website Update:

Mr. Blodgett reported that he would like to take an updated Board picture following the board meeting and that he will update the Capital Improvement Plan.

GeoLens Update:

Mr. Blodgett reported that he will be setting a coordination meeting in January 2018 to review progress.

Attorney's Items:

Second Amendment to the
Landscape Maintenance
Agreement with BrightView
Landscape Services, Inc.:

Ms. Seaver reviewed the Second Amendment with the Board of Directors. Thereafter, Director Kelly moved approval of the Second Amendment as presented. The motion was seconded by Director Sippel and approved unanimously by the Board.

Status of Heritage Enclave
HOA Easements:

Ms. Seaver reviewed with the Board the precise language changes sought by the Enclave HOA, noting she did not recommend approval. The Board concurred and directed Ms. Seaver to communicate to the HOA the Board's rejection of the changes and displeasure with deviation from the current license agreement language as well as the District's need for consistency in all landscaping agreements.

Director's Items:

None.

Other Items:

None.

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Adjournment:

There being no further business to come before the Board, upon motion made by Director Kelly and seconded by Director Sippel, the meeting was adjourned at 6:30 P.M.

Secretary

