

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, January 22, 2018 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 (*via telephone*)
Sharon Van Ramshorst
Steve Parry
Martha Sippel
Tom Haning

Also present were:

Harvey Field, resident; John Cotton and Taylor Goertz, IMEG Corp.; Lisa Albers, Capital Improvement Project Manager and Seth Hoffman, City Manager, City of Lone Tree; Whitney Miller, Park Meadows BID; Mike Crespin and Eric Keesen, BrightView Landscape Services, Inc.; Bob Blodgett, Christine Harwell and Patrick Shannon, CliftonLarsonAllen LLP; and Tamara Seaver, Icenogle Seaver Pogue, P.C.

Call to Order/ Declaration of Quorum:

Due to Director Kelly's illness and attendant telephonic participation, Director Van Ramshorst chaired the meeting. Director Van Ramshorst, 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.

Approval of Agenda:

The Board approved the agenda as presented.

Consent Agenda:

Director Parry moved to approve the consent agenda comprising minutes of the December 18, 2017 regular meeting. The motion was seconded by Director Sippel and unanimously approved by

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the Board.

Landscape Maintenance:
January Landscape
Maintenance Report:

Mr. Crespin reported on continued cutting back of perennials and spireas, including working with the City of Lone Tree on a permit for associated lane closures. He move on to address the unusually dry conditions and attendant need for more frequent watering in greater amounts than normal. He then mentioned the recent meeting with GeoLens representatives and progress on the mapping of District facilities. Finally, he noted that Pine Wilt Disease was found on South Suburban Park and Recreation District Property adjacent to the District's property, and expressed his intent to further investigate. Following Mr. Crespin's report, he presented three proposed work orders for the District's approval: (1) a soil flush in an amount not-to-exceed \$2,880 (2) high pruning for fruit trees in an amount not-to-exceed \$6,250 and (3) the previously discussed upgrade to the Weather Trak irrigation controllers in an amount not-to-exceed \$42,849.01. Following discussion, Director Sippel moved approval of all three proposed work orders as presented. The motion was seconded by Director Parry and approved unanimously by the Board of Directors.

Denver Water Usage
Reports:

Mr. Blodgett noted that the reports were included in the packet. Thereafter, Director Haning moved that the Board accept the reports. The motion was seconded by Director Parry and approved unanimously by the Board.

Construction Project Items:
Status Report – Park
Meadows BID Project
Funding Request:

Whitney Miller from the BID was in the audience and reported that the BID is working on scheduling a meeting with Directors Van Ramshorst and Sippel.

2018 Tuck Point Repair:

Mr. Goertz stated that the District is in year 5 of a 5-year contract with Chancery and recommended that the Board move forward with direction to proceed on additional work up to a not-to-exceed amount of \$150,000. Director Van Ramshorst noted she did not want to cut back on Tuckpointing and speculated additional areas beyond Lone Tree Parkway and Park Meadows Drive needed work, or that with a bit more funding all the Lone Tree Parkway and Park Meadows Drive could be completed. Mr. Goertz was asked to evaluate additional areas and bring a proposal back to the Board in February.

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City of Lone Tree –
Adaptive Technology Traffic
Signals Report:

Mr. Hoffman, City Manager, reported on the project and explained that the City is still developing a plan and working on progress meetings with City Managers in Greenwood Village and Centennial. Director Van Ramshorst expressed concern regarding timing and noted her concern that timing is important so that all involved cities coordinate because if they are disjointed then the existing Lone Tree technologies may be supplanted by newer ones by the time the other cities are ready to install adaptive signals.

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

Mr. Goertz reviewed the 5 Bids received with the Board of Directors for construction of the new Yosemite Median, noting that Concrete Works of Colorado, Inc. was the lowest bidder for the construction work and was recommended. Following Board questions regarding Concrete Works of Colorado, Inc.'s qualifications for the work and experience, Director Sippel moved that the Board of Directors award the construction contract to Concrete Works of Colorado, Inc. in the amount of \$443,368. The motion was seconded by Director Parry and approved unanimously by the Board.

Thereafter Mr. Goertz reviewed the 7 bids received for the landscaping work in the new Yosemite Median, noting that Elite Industries was the lowest bidder for the landscaping work and was recommended. The Board then had extensive discussion during which Director Sippel expressed concern about the short time in which Elite Industries had been in business and other Directors questioned this unknown contractor's qualifications and experience. Following the Board discussion, Director Kelly moved approval of a contract award to Elite in the amount of \$138,774.41, which Director Haning seconded. The motion was voted down by a vote of 2 to 3, with Directors Sippel, Van Ramshorst and Parry voting against the motion. Thereafter, Director Van Ramshorst moved approval of a contract award to the second lowest bidder, Brightview Landscape, in the amount of \$144,800, which Director Parry seconded. Director Haning expressed his desire to reject all bids but Directors Kelly and Van Ramshorst indicated that would create project delay without need for the delay. Thereafter, the Board voted in Director Van Ramshorst's motion, approving by vote of 4 to 1 with Director Haning being the sole vote against the motion.

County Line Improvements
Update:

Mr. Cotten reported that the project should commence in June of 2018 with the widening of Park Meadows Center Drive and other striping changes.

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Lincoln Pedestrian Bridge
Update:

Mr. Cotten reported that the project should be fully complete in March of 2018.

Public Comment:

Harvey Field arrived at the meeting and asked Director Van Ramshorst if he might be allowed a late public comment. She gave him the floor for public comment. Mr. Field addressed the Board and asked which entity was responsible for the brick wall near Lone Tree Parkway and more specifically the section between the brick wall and the side walk. Mr. Cotten confirmed this area was in City right-of-way and that the City was responsible for the wall and the District for the ground in the public right-of-way under the District's license agreement with the City. Mr. Field indicated the condition was shabby and in need of attention. Thereafter, the Board directed Mr. Crespin to investigate and remediate any issues.

Financial Items:

Third Party Project Funding
Requests:

Ms. Harwell noted that in 2019 the City is requesting \$2,000,000 from the District and suggested the Board hold a special study session in the next few weeks to review all third-party requested projects in the light of the District's priorities in order to communicate back to the City. Director Sippel agreed and asked Mr. Hoffman to prioritize the City's project requests. Mr. Hoffman suggested that a sub-committee of the Board and the City Council get together to evaluate projects and understand the City's position on project requests and difficulty in prioritizing. The Board agreed that discussion would be helpful. Director Sippel then requested, in advance of the sub-committee meeting, an executive session to allow the District to discuss not only potential project negotiations but also the notice of claim received for a bicycle accident. The Board agreed and directed Mr. Blodgett to set a special meeting with such an executive session.

December 31, 2017
Financial Statements:

Ms. Harwell presented the December 31, 2017 financial statements. Director Sippel moved approval and acceptance of the Financial Statement as presented. The motion was seconded by Director Parry and approved unanimously by the Board.

January 16, 2018 Cash
Position Report and Property
Tax Schedule:

Ms. Harwell reviewed the January 16, 2018 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.

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- December Claims and Directors Fees: Mr. Blodgett presented the December claims of \$26,343.96, plus Directors Fees. Thereafter, Director Sippel moved approval of the claims as presented. The motion was seconded by Director Parry and approved unanimously by the Board.
- Manager's Items:
Website Update: The Board directed Mr. Blodgett to add reference to the upcoming director's election to the website, and Director Sippel agreed to review the landscaping chronology and provide comment. Mr. Blodgett noted the need to update Board photos.
- Director's Election: The Board asked as to the upcoming election deadlines and Ms. Seaver and Mr. Blodgett reported on the same. Thereafter, the Board discussed publishing an article on the election in The Lone Tree Voice and Mr. Blodgett noted the 2016 article could be updated and he would handle it.
- GeoLens Update: Mr. Blodgett reported that the Board Sub-committee would meet with GeoLens and that a demonstration should be held at the February Board Meeting.
- Attorney's Items:
Heritage Enclave HOA Easements: The board tabled this matter.
- Addendum No. 6 to Master IGA between the District and City of Lone Tree: Ms. Seaver presented the concept of Addendum No. 6, noting some detailed description for each project was needed from Mr. Goertz or Mr. Cotten, as comprising the District's contribution of funds for (1) the traffic signal at Chester and County Line Road in an amount not-to-exceed \$250,000 (2) the County Line Road hardscape improvements in an amount not-to-exceed \$25,000 and (3) the intersection improvements at Park Meadows Center Drive/Car Toys in an amount not-to-exceed \$30,000. Following Board discussion, Director Kelly moved approval of the District funding the projects in the not-to-exceed amount presented, subject to finalization of Amendment No. 6 to the Master IGA, in form and substance satisfactory to General Counsel. The motion was seconded by Director Parry and approved unanimously by the Board of Directors.
- Director's Items:
Directors Goals: Director Van Ramshorst tabled the 2018 Director Goals suggesting all directors take them home for review in advance of the February Board meeting.


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Other Items:

None.

Adjournment:

There being no further business to come before the Board,
Director Van Ramshorst declared the meeting adjourned.


Secretary