

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE PARK MEADOWS METROPOLITAN DISTRICT

Held: Monday, March 26, 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
Sharon Van Ramshorst
Steve Parry
Martha Sippel
Tom Haning

Also present were:

Fred Hammer, Mike Anderson, Bryan Glenn, residents
Harvey Field; Lone Tree Terrace HOA
Jack Swift; Heritage Enclave HOA
Seth Hoffman, Jay Carpenter; City of Lone Tree
Mike Crespin, Eric Keesen; Brightview Landscape Services, Inc.
Whitney Miller, Pam Schenck Kelly; Park Meadows BID
Anna Wool, Ed Icenogle; Icenogle Seaver Pogue, P.C.
Bob Blodgett, Patrick Shannon; CliftonLarsonAllen LLP

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 5:01 P.M.

Directors Matters/Disclosure Matters:

None.

Public Comments:

Fred Hammer acknowledged the service and contributions of the members of the Board. The Board thanked Mr. Hammer for his comments.

Mike Anderson praised the District for its activities and beautification efforts over the past years and noted that he is running for a position on the Lone Tree City Council.

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- Mr. Field introduced himself to the board as a candidate for District Board director.
- Approval of Agenda: Director Parry moved to approve the agenda, as presented. Director Sippel seconded the motion which was approved unanimously by the Board.
- Consent Agenda: Director Van Ramshorst moved to approve the consent agenda comprising minutes of the February 26, 2018 regular meeting. The motion was seconded by Director Sippel and unanimously approved by the Board.
- Discussion Agenda:
- Landscape Maintenance:
 - March Landscape Maintenance Report and Proposed Work Orders: Mr. Crespin reviewed the March landscape maintenance report with the Board. After discussion, the Board accepted the report. Following Mr. Crespin's report, he presented five proposed work orders for the District's approval: (1) installation of 15 trees on Lincoln, Yosemite, and Lone Tree Parkway not-to-exceed \$12,921.50; (2) gypsum application to evergreen trees in April 2018 not-to-exceed \$1,150; (3) deep root application of mycorrhizae not-to-exceed \$6,750; (4) top dress all tree rings with mulch throughout the District not-to-exceed \$12,500; (5) top dress mulch in medians on Lone Tree Parkway and on Timberline not-to-exceed \$29,750. Following discussion, Director Sippel moved approval of all five proposed work orders as presented. The motion was seconded by Director Van Ramshorst and approved unanimously by the Board.
 - Denver Water Usage Information: The Board accepted the Denver Water Usage Information included in the Board packet.
 - Other: None.
 - Construction Project Items:
 - Review Revised 2018-2022 Capital Improvement Projects Plan: The Board reviewed the revised Capital Improvement Projects Plan, including the Potential Future Projects Matrix. Mr. Blodgett noted that potential future projects numbered 12, 14, 15 and 16 in the Board's February 2018 meeting had been removed in the revised Potential Future Projects Matrix at the Board's request.
- Mr. Carpenter reported that the City will agree to terminate Public Improvement Project Designation Addendum No. 4 pursuant to which the District committed \$250,000 for

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improvements related to the proposed Yard Development. Director Van Ramshorst moved to direct legal counsel to prepare the necessary document to terminate Addendum No. 4. The motion was seconded by Director Kelly and unanimously approved by the Board.

Status of Park Meadows Mall BID Project Funding Request:	Ms. Schenck Kelly and Ms. Miller presented concerning the Park Meadows Mall BID funding request. Directors Sippel and Van Ramshorst reported meeting with Ms. Schenck Kelly and Ms. Miller regarding the request. Ms. Schenck Kelly requested a funding contribution from the District of \$250,000 for 2018 to support landscaping installation costs in the right-of-way running along Yosemite Street from Car Toys to Chester Street and confirmed that the shopping center pays for water costs. Director Van Ramshorst moved to authorize a District commitment of \$250,000 to the BID for landscaping installation and directed legal counsel to prepare an agreement to reflect the District's and the BID's respective funding commitments to the project. The motion was seconded by Director Sippel and unanimously approved by the Board.
Review 2018 Tuck Point Repair Bids:	Mr. Blodgett noted that Mr. Goertz is in the process of seeking bids for the 2018 work and will have recommendations at the District's April 24 meeting.
New Landscaped Median in Yosemite (Park Meadows Drive to C470):	Mr. Blodgett noted Mr. Goertz is waiting on the C-470 construction lane closures to slow before beginning work. The Contractor is obtaining an irrigation tap from Southgate Water District.
County Line Road Improvements:	Mr. Hoffman reported that the bid documents for Phase II are out and are due later this month with an anticipated start date in May.
Lincoln Pedestrian Bridge Update:	Mr. Hoffman reported that the official opening is scheduled for April 23 at 4:00 p.m.
Other:	None.
Financial Items:	
Review and Accept March 16, 2018 Cash Position:	Mr. Blodgett reviewed the cash position report with the Board. Upon a motion duly made by Director Kelly, seconded by Director Haning, the Board unanimously accepted the March 16, 2018 cash position.
Approval of February	Mr. Blodgett reviewed the February claims, totaling

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- Claims and Directors' Fees: \$103,784.42, with the Board. Director Van Ramshorst asked about legal services for the Enclave HOA Wall Repair Issue. Ms. Wool clarified that this work should be categorized as for the Heritage-Enclave HOA Easements. Upon a motion duly made by Director Van Ramshorst and seconded by Director Kelly, the Board approved the February claims and Directors' fees.
- Other: None.
- Manager's Items:
Status of May 8, 2018
Directors' Election: Mr. Blodgett reported that ballots will be mailed April 16. At the Board's recommendation, Mr. Blodgett will prepare a write-up on the election to submit to the *Lone Tree Voice*.
- Ratification of Agreement with CRS for Election Postcards Not to Exceed \$2,000: Mr. Blodgett reviewed with the Board the proposal from CRS to print and mail election postcards, linking to the District's website and access to candidate information, in an amount not-to-exceed \$2,000. Upon a motion duly made by Director Sippel and seconded by Director Van Ramshorst, the Board unanimously ratified the expenditure.
- Status of GeoLens Work Mr. Blodgett noted Ms. Seaver's recommendation that a GeoLens training session attended by a quorum of the Board be properly noticed as a special meeting. The Board determined to schedule a training session after the new Board is seated following the May election.
- Other: None.
- Attorney Items:
- Status of Heritage Enclave HOA Easements: Ms. Wool reported that the Heritage-Enclave Board had reconsidered its decision to not sign the District's Easement Agreement. The Heritage-Enclave will sign the Agreement, provided that "Easement Area #3" is removed from the Easement Agreement. The Heritage-Enclave will maintain Easement Area #3 at its expense. Mr. Swift commented on the Heritage-Enclave's decision. Director Kelly moved to accept the Easement Agreement, as modified to accommodate the Heritage-Enclave's request regarding Easement Area #3. The motion was seconded by Director Van Ramshorst and unanimously accepted by the Board.
- Approve IGA Addendum Ms. Wool reviewed Addendum #6 with the Board. Upon a

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#6 with City of Lone Tree – motion duly made by Director Kelly, seconded by Director Parry
Car Toys Intersection Work and, upon a vote, unanimously carried, the Board approved
and Chester/County Line Addendum #6.
Traffic Signal:

Other: None.

Directors' Items:

Other: Director Sippel will work on improvements to the District's website.

Other Items: None.

Adjournment: There being no further business to come before the Board, upon motion made by Director Kelly and seconded by Director Van Ramshorst, the meeting was adjourned at 5:59 P.M.

Secretary

