

# 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, April 23, 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

Director Tom Haning was absent (*absence excused*)

Also present were:

Fred Hammer, Harvey Field, Bryan Glenn and Gary Godden; residents  
Whitney Miller; Park Meadows BID  
Jay Carpenter and Kristin Baumgartner; City of Lone Tree  
Mike Crespino and Eric Keesen; Brightview Landscape Services, Inc.  
Taylor Goertz, IMEG  
Tamara Seaver, Icenogle Seaver Pogue, P.C.  
Bob Blodgett, Christine Harwell and Anna Jones;  
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 5:00 P.M.

### Directors Matters/Disclosure Matters:

None.

### Public Comments:

The board acknowledged the attendance at the meeting by Bryan Glenn, Harvey Field and Gary Godden, all candidates for the directors' election and thanked them for their attendance.

There were no public comments.

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- Changes to and Approval of Agenda: Director Sippel moved to approve the agenda, as presented. Director Parry seconded the motion which was approved unanimously by the Board.
- Consent Agenda: Director Parry moved to approve the consent agenda comprising minutes of the March 26, 2018 regular meeting. The motion was seconded by Director Sippel and unanimously approved by the Board.
- Discussion Agenda:  
Landscape Maintenance:  
April Landscape Maintenance Report: Mr. Crespin reported that spring clean up is near completion and pre-emergent has been applied to rock and mulch beds to mitigate new weed growth. He noted that tree watering will continue until the irrigation system is up and running near the end of April and that the second gypsum application is complete. Mr. Crespin reported that the Mycorrhizae application is anticipated for the end of April assuming fair weather conditions. Regarding the irrigation system, Mr. Crespin reported to Board that irrigation start-up is beginning, starting with the District's irrigation taps and that BrightView irrigation technicians have attended a Weather Trak training session to operate the new irrigation controllers.
- April Work Order: Mr. Crespin reviewed with the Board a proposed work order for over seeding bare and thin areas on the north side of Lincoln Avenue outside the brick fence of Cypress Greens and on Yosemite Street from Lincoln to Lone Tree Parkway. Thereafter, Director Sippel moved approval of the work order as presented for an amount not-to-exceed \$8,250.00. The motion was seconded by Director Kelly and approved unanimously by the Board.
- Denver Water Usage Information: Mr. Blodgett noted that the reports were included in the packet. Thereafter, Director Sippel moved that the Board accept the reports. The motion was seconded by Director Parry and approved unanimously by the Board.
- Construction Project Items:  
Review Revised 2018-2022 Capital Improvement Projects Plan: Mr. Blodgett noted that Ms. Harwell made all changes requested by the Board of Directors.

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Status of Park Meadows Mall BID Project Schedule for 2018:	Ms. Miller reported that on May 1, 2018 a meeting will be held to officially kick off the project and that the area proximate to the Promenade will be the first area to be addressed.
Status of 2018 Tuck Point Repair Bids:	Mr. Goertz reported that he will be recommending contract award at the May 21, 2018 Board of Director's meeting.
New Landscaped Median in Yosemite (Park Meadows Drive to C470):	Mr. Goertz reviewed the project schedule with the Board noting tap fees to be paid to Denver. Director Kelly expressed concern with the schedule and landscaping in the heat of mid-summer and asked for thoughts from Mr. Crespin. Messrs. Keesen and Crespin allowed that mid-summer planting was not ideal but pointed out that the area has good water and with the small amount of plant material it can be stored in the shade and kept moist before planting.
County Line Road Improvements:	Ms. Baumgartner reported that the City awarded a contract at the most recent City Council meeting and the project is expected to commence by late May.
Lincoln Pedestrian Bridge Update:	Mr. Carpenter reported that there is no grand opening date yet given an issue with the stairs failing to meet the City's Building Code but that the contractor is working to correct the issue. Director Van Ramshorst inquired as to the reason for the difference between the north and south sides and Mr. Carpenter reported that the reason for the difference was hardscape cost.
Financial Items: Review and Accept March 31, 2018 Unaudited Financial Statements:	The board reviewed the March 31, 2018 unaudited financial statements. Following discussion, upon motion by Director Sippel, second by Director Kelly, the board accepted the statements as presented.
Approval of March Claims and Director's Fees	Mr. Blodgett presented the March claims of \$61,995.85, plus Directors Fees. Director Parry made a motion to approve the claims as presented, upon second by Director Sippel, the board approved the March claims in the amount of \$61,995.85.
Safety and Loss Prevention Grant Allocations:	Mr. Blodgett reported on a letter from the SDA Insurance Pool informing the District of a credit for use on safety programs as well as the need for clarification on eligible expenses for a district with no employees. The Board asked Mr. Blodgett to follow up with the SDA Pool.
Manager's Items:	

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Status of May 8, 2018  
Directors' Election:

Mr. Blodgett reported on the status of the May 8, 2018 Directors' Election. Bryan Glenn asked about missing ballots for his neighbors and Mr. Blodgett directed him to visit with CRS as the entity running the election. Harvey Field then noted he had seen a large sign at The Hub about the South Suburban Park and Recreation District election and ballot drop and Director Sippel asked Mr. Blodgett to communicate with CRS that a sign should be placed at The Hub for the District.

Attorney Items:

Consider Termination of Addendum #4 with the City of Lone Tree - Park Meadows Drive and Yosemite:

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

Approval of IGA with Park Meadows Mall BID - Landscape Improvements:

Ms. Seaver then reviewed with the Board the terms of a proposed addendum to the District's IGA with the BID regarding various landscaping improvements and providing for a one-time not-to-exceed \$250,000 contribution by the District to the BID. Thereafter, Director Parry moved approval of the agreement as presented. The motion was seconded by Director Kelly and approved unanimously by the Board.

Directors' Items:

Director Kelly inquired as to the outdated nature of the current website and Director Sippel noted that it operates on outdated technology. Director Parry mentioned that it needs considerable clean-up as there are many old photos. Director Kelly then suggested the Board pursue seeking proposals for a website update when the new Board is seated following the election. Director Sippel concurred in the suggestion.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 5:59 P.M.

Secretary

