

RECORD OF PROCEEDINGS

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

Held: Monday, May 21, 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:

Bryan Glenn and Gary Godden; board members elect
Pam Kelly, Park Meadows Mall BID
Jay Carpenter and Seth Hoffman; City of Lone Tree
Mike Crespin and Eric Keesen; Brightview Landscape Services, Inc.
Taylor Goertz and John Cotten, IMEG
Tamara Seaver, Icenogle Seaver Pogue, P.C.
Bob Blodgett 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.

May 8, 2018 Director Election Results: Director Van Ramshorst thanked outgoing directors Kelly and Haning for their service and presented them with resolutions of appreciation signed by the Board.

Administer Oaths of Office to Board-Elect: Ms. Jones administered oaths of office to directors elect Sippel, Glenn and Godden who were then seated at the Board table for the remainder of the meeting while outgoing Directors Kelly and Haning took seats in the audience.

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Election of Officers:

Thereafter the Board turned to the election of new officers and Director Parry moved that Director Van Ramshorst be elected to the office of President. The motion was seconded by Director Sippel and approved unanimously by the Board. Director Glenn then moved that Director Sippel be elected to the office of Vice President. The motion was seconded by Director Van Ramshorst and approved unanimously by the Board. Director Sippel then moved that Director Parry continue his service in the office of Treasurer. The motion was seconded by Director Glenn and unanimously approved by the Board. Then Director Van Ramshorst asked Director Glenn if he would like to serve in the office of Secretary and Director Sippel, noting the ask amounted to a motion, seconded. Director Glenn was then unanimously elected to the office of Secretary. Director Godden was deemed by proclamation of Director Van Ramshorst in her capacity as Board President to hold the office of Assistant Secretary and the 2018 election of district officers concluded.

Public Comments:

Former Board President Kelly addressed the Board in his capacity serving on the Boards of both the Denver South EDC and SPMID and expressed concern about traffic based on the influx of new residents. He expressed a desire that the Board consider funding for new traffic improvements and his hope that the Board will recognize the importance of providing mobility in support of the City of Lone Tree and Douglas County.

Changes to and Approval of Agenda:

There were no changes proposed to the agenda, which was approved as presented by motion of Director Sippel, second of Director Van Ramshorst and unanimous Board approval thereafter.

Consent Agenda:

Director Parry moved to approve the consent agenda comprising minutes of the April 23, 2018 regular meeting. The motion was seconded by Director Glenn and unanimously approved by the Board.

Discussion Agenda:

Landscape Maintenance:

May Landscape

Maintenance Report:

Mr. Crespin reported that spring services were complete and weekly mowing commenced on a Monday and Tuesday schedule. He then noted fertilizer and weed control application was complete and that seeding along Lincoln and Yosemite will be completed in the last week of May. Mr. Crespin next reported that his crews were on schedule for tree sprays, Mycorrhizae and deep root fertilizer applications were complete and Ash Borer

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and IPS Beetle treatments have been scheduled. He then informed the Board of his drive of District landscaping with Director Sippel to evaluate trees, noting some number need to be removed and that his proposal for the removal work was in the Board packets. Finally, he reported that 3 warranty trees would be replaced, some with more resilient tree species, and that the irrigation system is on and active.

May Work Orders:

Mr. Crespin reviewed with the Board 3 proposed work orders as follows: (1) Tree Removal and Stump Grinding in an amount not-to-exceed \$8,160.00 per the map attached to the proposal; (2) Tree Installation Phase 2 for Trees on Park Meadows Drive, Parkway Drive and Yosemite in an amount not-to-exceed \$10,282.50; and (3) Top Dress for Rock Areas on Lincoln, Yosemite (north of C-470) and Park Meadows Drive in an amount not-to-exceed \$6,100. Thereafter, Director Sippel moved approval of the work orders as presented. The motion was seconded by Director Glenn and approved unanimously by the Board.

Construction Project Items:

2018-2022 Capital Improvement Projects Plan:

Mr. Blodgett explained to the new Board members the District's tracking of Board-approved and other suggested but not approved capital projects, noting there were no changes for May.

Status of Park Meadows Mall BID Project Schedule for 2018:

Ms. Kelly reported that the project was just starting and sometime in June the portion of the project involving the right-of-way areas will commence.

2018 Tuck Point Repair – Contract Award:

Mr. Goertz explained to the new Board members the District's use of flagstone and the need to tuckpoint and repair the same. He then reviewed the BID results with the Board and recommended Rock & Company as the lowest bidder for the areas considered for the tuckpoint work within the District's \$300,000 budget. Director Glenn inquired as to the reason for selection of the particular areas and Director Van Ramshorst explained those areas are most in need of repair. Director Van Ramshorst then asked for clarification on the tuckpoint process and Mr. Goertz address the question. Considerable Board discussion ensued regarding the merits of Rock & Company in the light of Chancery and the Board's satisfaction with prior Chancery work. Ms. Seaver noted that given the recommendation from Mr. Goertz and his assurance as to the quality of Rock's work, choosing other than the low bidder in this circumstance would increase the risk of a challenge.

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Thereafter Director Van Ramshorst moved to award the contract to Rock & Company as recommended by Mr. Goertz for an amount not-to-exceed \$626,893.90. Thereafter, Councilmember Carpenter asked how the tuckpoint approval would impact partnering with the City on the adaptive signals and Director Glenn echoed this concern. Mr. Hoffman discussed the status of negotiations with the City of Centennial and Greenwood Village and the need to ensure the technology employed among the jurisdictions marries smoothly. He noted the City's focus is on Yosemite as the first corridor. The Board discussed safety issues and then Director Van Ramshorst asked about participation from Heritage Hills Metropolitan District (HHMD). Mr. Hoffman reported that HHMD was not participating. Thereafter, Councilmember Carpenter offered to facilitate a meeting among the City and all metropolitan districts. Director Parry noted his desire to encourage participation of other districts. Director Glenn noted his concerns about the cost of the Tuckpoint Project given the impact on the ability to work with the City. Director Godden suggested, that per Mr. Goertz's note, if the District performed only items A and B, then the project costs would be reduced to free up additional funds. Mr. Goertz noted for the board that performing projects A and B would change his low bidder recommendation because Chancery was the low bidder on those items. Thereafter, Director Van Ramshorst moved to award only items A and B on the Bid schedule to Chancery as low bidder to free up funding in the not-to-exceed amount of \$453,037.50. The motion was seconded by Director Parry and unanimously approved by the Board.

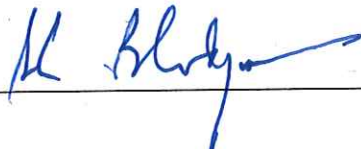
Director Sippel requested any technical information or proof of concept for the Adaptive Signal technologies from Mr. Hoffman. She noted during the City of Lone Tree's Power Point presentation regarding capital projects requests at the September 25, 2017 board meeting, the City had only included a marketing brochure. She noted she would appreciate the additional technical information from Mr. Hoffman.

New Landscaped Median
in Yosemite (Park
Meadows Drive to C470):

Mr. Goertz noted the roadway and hardscape is under construction and will be completed in 2018, with the water meter being installed, the landscaping portion of the project will begin in June. Director Van Ramshorst questioned the efficacy of planting in June and asked whether plant materials were sitting and possibly failing. Mr. Crespin informed the board that the plants were merely "on-hold" with the supplier.

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- County Line Road Improvements: Mr. Hoffman noted contracts were in place and mobilization and work should be done by mid-September of 2018.
- Lincoln Pedestrian Bridge Update: Mr. Hoffman noted the bridge is open to traffic.
- Financial Items:
- April Cash Position Report: Mr. Blodgett presented the board with the April cash position report. Director Van Ramshorst made a motion to accept the cash report as presented, upon second by Director Parry, the board accepted the April cash position report.
- Approval of April Claims and Director's Fees Mr. Blodgett presented the April claims of \$125,739, plus Directors Fees. Director Sippel made a motion to approve the claims as presented, upon second by Director Glenn, the board approved the April claims in the amount of \$125,739.
- Manager's Items:
- Website update: Mr. Blodgett reported on website updates
- SDA Spring Workshop: Mr. Blodgett reported that the Board is signed up for the June 19, 2018 SDA workshop
- Attorney Items: Ms. Seaver noted there were no items on which to report.
- Directors' Items:
- New Board Member Orientation: The Board discussed the new Board member orientation and strategic planning and determined to hold the meeting on June 22, 2018 from 5:00 p.m. to 9:00 p.m. and then to continue the meeting to June 23, 2018 from 9:00 a.m. to 3:00 p.m. The Board goals were tabled to discussion during the orientation.
- Website RFP: The Board asked Directors Sippel and Glenn to work on a proposal to update the website and present it to the board.
- Adjournment: There being no further business to come before the Board, the meeting was adjourned at 7:24 P.M.


Secretary