

RECORD OF PROCEEDINGS

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

Held: Monday, June 25, 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:

Sharon Van Ramshorst
Steve Parry
Martha Sippel
Bryan Glenn
Gary Godden

Also present were:

Fred Hammer, resident
Whitney Miller, Park Meadows Mall BID
Jay Carpenter and Seth Hoffman; City of Lone Tree
Mike Crespino and Eric Keese; Brightview Landscape Services, Inc.
Taylor Goertz, IMEG
Art Griffith, Douglas County
Tamara Seaver, Icenogle Seaver Pogue, P.C.
Bob Blodgett and Anna Jones; CliftonLarsonAllen LLP

Call to Order/ Declaration of Quorum: 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: Mr. Hammer addressed the Board of Directors noting that the price per Salvia plant on recent work orders seemed excessive compared with Home Depot, questioning the 2019 budget and potential future approval of brick fencing and noted regarding tuckpointing that the costs seem to escalate continually perhaps meriting a redesign. Director Van Ramshorst noted that the District is playing catch-up in terms of deferred tuckpointing and redesign would be even more costly. Director Parry then asked

RECORD OF PROCEEDINGS

Mr. Crespin to respond to the price of plant materials. Mr. Crespin allowed that Home Depot is generally less than the professional nurseries from whom Brightview obtains plant material but that the stock sold was inferior in quality and not really suitable for large-scale professional application.

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 May 21, 2018 regular meeting. The motion was seconded by Director Sippel and unanimously approved by the Board.

Discussion Agenda:

Potential Projects with Douglas County:

Mr. Art Griffith, Capital Improvements Project Manager for Douglas County addressed the board regarding potential partnerships on future projects with Douglas County.

Decel Lane to Park Meadows Center Drive (County Line Road to East Park Meadows Retail Resort Entrance)

He reported on the deceleration lane project and noted the difficulty presented by the need for retaining walls and the attendant cost impacts. He reported that the project is anticipated to cost around \$900,000 and the County is looking for partners. The County anticipates seeking contributions from the District, SPMID, Lone Tree and Park Meadows Retail Resort Ownership and that the project may proceed in 2019 but more likely will proceed in 2020.

C-470/Yosemite Multi-Modal Bridge

Mr. Griffith next reviewed the history of the project and the District's contingent commitment to participate. He relayed that the County plans to advance the project in the Spring of 2019 and will ask the District for the previously requested sum of \$400,000. He asked if he could come to the Board's September meeting to make a presentation. Thereafter Director Parry asked about the other funding partners and Mr. Griffith reported that Douglas County was the primary funding agency with a match from the Denver Regional Council of Governments (DRCOG) and that Lone Tree may fund additional landscaping. Director Van Ramshorst then noted she appreciated the whole story as the District was not apprised of landscaping costs at the last meeting Mr. Griffith attended on the subject and an evening later, the City was so apprised. Mr. Griffith apologized for confusion and noted the County will not perform, warrant or care for enhanced

RECORD OF PROCEEDINGS

landscaping as a matter of County policy and the City asked for the landscaping. Director Sippel then asked for detail regarding the type of bridge and whether it would be basic or upscaled. Mr. Griffith noted that extended clearance will be needed so it clear-spans the road with some form liner and noted he will present more detail in September. The Board thanked him for his time.

Landscape Maintenance:

June Landscape

Maintenance Report:

Mr. Crespin reported on weekly mowing and the next weed control and fertilizer application scheduled for June 25th. He then reported regarding tree spraying noting at the second IPS Beetle application will be done in late July and that the trees were being watched for Aphids and Mites as those pests must be seen to spray effectively. He stated he will make tree pruning recommendations during the July board meeting and that pruning and deadheading of the perennials throughout the District is underway with an emphasis on the Salvia, being mindful of Russian Sage and the need to attend to keep them off the sidewalks and curb lines. He then stated that it was a bad year for weeds and they would continue to address them throughout the District. Thereafter, he reported that 2 trees were hit by a car on Lone Tree Parkway near the golf course cut-through, an insurance claim is underway, and the stones were temporarily restacked in the area until they can be reassembled. Mr. Blodgett reported on the insurance claim noting there was a police report and Chancery and BrightView will perform the repairs. Finally, Mr. Crespin reported on meeting with Flat Iron Construction regarding main breaks they caused during the C-470 expansion projects, noting Flat Iron will pay BrightView or perform the repairs and they appeared to be easy to work with.

June Work Orders:

Mr. Crespin reviewed with the Board a proposed work order to fill in perennial areas on Lone Tree Parkway, Lincoln & Yosemite in an amount not-to-exceed \$7,682. Thereafter, Director Sippel moved approval of the work order as presented. The motion was seconded by Director Glenn and approved unanimously by the Board.

Denver Water Board Report:

The Board discussed the Denver Water Board Water Usage Information and Director Sippel pointed out that detailed reports were still not being produced for all HOAs. The Board discussed the matter and asked Mr. Blodgett to provide the reports monthly only from April through October. Mr. Blodgett then provided a brief history of the report to the new board members.

RECORD OF PROCEEDINGS

- Construction Project Items:
2018-2022 Capital Improvement Projects Plan: Mr. Blodgett mentioned to the Board that the decel lane discussed by Mr. Griffith was in the report and the Board directed it be removed to avoid confusion.
- Status of Park Meadows Mall BID Project Schedule for 2018: Ms. Miller distributed a calendar and image with response to the project, noting they opted to perform the Promenade first and it was done. She then reported on the Porte area and replanting of the same as well as upgrading for aged irrigation systems. She described the planting approach as more methodical and grouped planting with more texture and incorporating cobble bands. Finally, she noted the mall's ownership would be changing and they would be in touch regarding any contract party changes which might be needed.
- New Landscaped Median in Yosemite (Park Meadows Drive to C470): Mr. Goertz reported that the roadway and hardscape work would be done within a week allowing BrightView to begin landscaping. He noted that they are working with Xcel on an irrigation controller issue related to the fact that there are no close electrical transformers and that he will come back to the board with a battery-controlled option, which option will actually be a deduction in the contract amount. Mr. Crespin reported he was comfortable with the option in this application with the drip irrigation based on a cost/benefit analysis. Following additional Board discussion, Director Sippel moved that the Board approve the contract deduction and directed BrightView to work with Mr. Goertz on the battery controller option. Director Glenn seconded the motion which was thereafter approved unanimously by the Board.
- County Line Road Improvements: Mr. Hoffman noted work should be done by mid-September of 2018.
- Lincoln Pedestrian Bridge Update: Messrs. Hoffman and Carpenter reported that a ribbon cutting will be held and Director Van Ramshorst asked if any Board member objected to her speaking. No members of the Board objected.
- Tuckpoint Median Repair Work: Mr. Goertz noted work continues along Lone Tree Parkway. Director Sippel asked about the mortar being used, Mr. Goertz explained it is expansion material to address weather issues.
- Financial Items:
June Cash Position Report: Mr. Blodgett reviewed with the Board the June Cash Position Report.


RECORD OF PROCEEDINGS

- Approval of May Claims and Director's Fees Mr. Blodgett presented the May claims of \$71,341.83, plus Directors Fees. Director Parry made a motion to approve the claims as presented, upon second by Director Godden, the board approved the May claims in the amount of \$71,341.83. Director Sippel reported to the Board that she requested new Dropbox folders be created for board members with easy to locate financials and contracts.
- Manager's Items:
Website update: Director Glenn reported he has begun to seek bids from website vendors and he will report back to the Board on his progress.
- GeoLens Training Meeting: Mr. Blodgett reported that he, Director Sippel, and Mike Crespin teleconferenced with the owner of GeoLens that morning. Director Sippel noted that there is no agreement with Chuck-E-Cheese, nor does the City have an agreement, and this is a good illustration of how the District lacks detailed maps. She noted that GeoLens and BrightView will work on better maps and perhaps addendums or amendments to the existing agreements. John Cotten indicated that Douglas County took over the ROW when the Quebec median was completed.
- Attorney Items: Ms. Seaver noted there were no items on which to report.
- Directors' Items:
June Strategic Planning Meeting: Director Van Ramshorst reviewed the meeting, noting it was productive and thanked Mr. Blodgett and Ms. Seaver for the respective roles.
- 2018 Goals: The Board elected to table discussion of their goals until the August meeting.

RECORD OF PROCEEDINGS

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 6:50 P.M. Immediately following adjournment, Ms. Seaver noted Director Van Ramshorst wished to discuss a letter to Cypress Greens and so Director Van Ramshorst reopened the meeting. Directors Sippel and Van Ramshorst reported on the recent issue with Cypress Greens Manager accosting BrightView technicians on site while they are trying to work and then yelling at Mr. Blodgett. Ms. Seaver was directed to prepare a communication addressing these issues by the Board. Thereafter at 7:10 Director Van Ramshorst adjourned the meeting.


Secretary