

RECORD OF PROCEEDINGS

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

Held: Monday, July 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:

Sharon Van Ramshorst
Steve Parry
Martha Sippel
Bryan Glenn
Gary Godden

Also present were:

Greg Mandel, resident
Whitney Miller, Park Meadows Mall BID
Jay Carpenter and Seth Hoffman; City of Lone Tree
Mike Crespin; Brightview Landscape Services, Inc.
Pam Kelly, Park Meadows BID (Kenzi Wing, visitor)
Tamara Seaver, Icenogle Seaver Pogue, P.C.
Bob Blodgett, Christine Harwell and Pat Shannon;
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 5:05 P.M.

Directors Matters/Disclosure Matters:

None.

Public Comments:

Mr. Mandel commented on the District's medians and expressed concern for dead plant material and desire that the District focus on median maintenance over new capital projects, including a master plan for the medians. Director Sippel explained the rationale for the new median design in terms of protection against auto damage and reiterated prior board discussion regarding the harsh environment present in the medians and the resulting need to choose and replace plant materials with hardy specimens capable of surviving the environment over selection

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of historic plant species. Mr. Crespin then commented on the systematic approach to plant material replacement.

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 June 25, 2018 regular meeting. The motion was seconded by Director Sippel and unanimously approved by the Board.

Landscape Maintenance:
July Landscape
Maintenance Report:

Mr. Crespin reported on weekly mowing and completion of weed control and fertilizer application on July 27th. He then reported that Rocky Mountain Tree will perform tree spraying in late July, noting mites and aphids were seen; and further noting that the IPS Beetle application will actually occur in August and not July. He noted that pruning and deadheading of the perennials throughout the District continues and shrub pruning is also underway. He then reported that pest control monitoring continues with monthly treatments. Mr. Crespin then reported on contact 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 assist in moving a silt fence associated with the effort. He noted that BrightView will work on a proposal for the change out of ET controllers for Weather Trak controls to be presented to the Board in September. Finally, he reported that BrightView will start installing soil in the new Yosemite Median and planting in short order. Director Glenn inquired about the efficacy of planting in the hot weather and Mr. Crespin noted that he believed that they had measures to counteract the heat. Thereafter Director Van Ramshorst mentioned receiving two complaints about the median on Lone Tree Parkway and remaining sight line issues impacting drivers. Mr. Crespin agreed to look at the median and report back on additional cutting if needed.

July Work Orders:

Mr. Crespin reviewed with the Board a proposed work order for the high pruning of District trees in an amount not-to-exceed \$7,725. Thereafter, Director Sippel moved approval of the work order as presented. The motion was seconded by Director Glenn and approved unanimously by the Board.

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Denver Water Board Report
and HOA Water Usage
Information:

In response to Board inquiry, Ms. Seaver confirmed that there is no need to approve the Denver Water Board report as it is not a District report and the District has no control over the report. The Board discussed the HOA water usage information and confirmed that the HOA information, like the Denver Water Board information should be brought to the Board only from April through October. The Board also directed Mr. Crespin to bring back to the Board a master value valve proposal to prevent the issue which occurred in 2017 related to the fountain. Finally, Director Van Ramshorst noted for the Board that Cypress Greens has agreed to allow the District to review their water information from Denver Water and Mr. Blodgett had been directed to send the necessary paperwork to Denver Water to receive the Cypress Greens reports. Mr. Blodgett was requested to inform Denver Water that CG would like to share their water usage information with the District. (PMMD cannot complete the paperwork, CG will have to complete the paperwork)

Lone Tree Capital Projects:

Mr. Hoffman reported on the status of various Lone Tree capital projects, including noting that the County Line Road Improvements are well underway.

Lone Tree Intelligent
Transportation System Project:

Councilmember Carpenter then reviewed with the Board Mayor Millet's July 19, 2018 letter to the District's Board officially requesting the sum of \$186,000 from the District in 2018 to contribute to the City's Yosemite Intelligent Traffic System and Adaptive Signal project, noting the City's budget of \$300,000 and leveraged additional \$1,000,000 from private sector grants and other local partner grants. Director Parry clarified that the equipment in question would be technically compatible with that used by the City of Centennial and the City of Greenwood Village. Mr. Hoffman confirmed the technology compatibly among the participating cities. Director Sippel thanked Mr. Hoffman for the meeting with the City and his obtaining the information she needed to be satisfied as to the benefit of the project to the District's residents and taxpayers. Directors Godden and Van Ramshorst also noted that they found the City's presentation quite helpful and informative. Director Van Ramshorst was also pleased with the reduced amount. Director Van Ramshorst inquired of Councilmember Carpenter as to the status of a joint meeting with all special districts within the City's boundaries. Mr. Hoffman noted he raised this issue with the Mayor and it is difficult due to the differences in the composition of the various district boards. The Board further discussed the

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matter and received input from Ms. Harwell who reported that the District has funds in 2018 to participate but any unforeseen issues for the remainder of the year would require use of the District's reserve fund. The Board expressed consensus regarding generally avoiding use of the District's reserve fund but that the public interests in this case mitigated for participation. Director Glenn moved approval of the District's participation in the project at an amount not-to-exceed \$186,000 with direction to Ms. Seaver to negotiate the appropriate Master Projects IGA addendum with the City. The motion was seconded by Director Godden and approved unanimously by the Board.

Park Meadows Mall BID
Project Schedule for 2018:

Ms. Miller reported on the status of the project.

Tuckpoint Median Repair
Work:

Mr. Blodgett noted that Chancery has billed for approximately one-half of the project and Director Van Ramshorst expressed appreciation for the improved appearance.

Financial Items:

Approval of June Claims and
Director's Fees

Mr. Blodgett presented the June claims of \$241,700.37, plus Directors Fees. Director Godden made a motion to approve the claims as presented, upon second by Director Sippel, the board approved the June claims in the amount of \$241,700.37. Director Van Ramshorst asked Ms. Harwell for an accounting for the total costs of the 2018 election to be provided at the next Board meeting.

2017 Audit:

Ms. Harwell reviewed the audit with the Board of Directors, noting it was an unmodified "clean" opinion. Director Parry made a motion to accept the 2017 Audit presented, upon second by Director Sippel, the board approved the 2017 Audit.

Manager's Items:

Website update:

Director Glenn noted he received only one bid thus far, preferred at least two, and would redouble his efforts to bring something back to the board in September.

GeoLens Training Meeting:

Mr. Crespin reported he and Director Sippel will meet with GeoLens and fine tune the system, including boundary line refinement. Director Van Ramshorst asked that the costs of the mapping be included in the 2019 budget.

Attorney Items:

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Executive Session: Director Sippel moved that the board convene in Executive session, pursuant to C.R.S., Section 24-6-402(4)(b) and Section 24-6-402(4)(e) for the purposes of receiving legal advice on specific legal questions related to District operations and District agreements with area homeowners associations and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators. Director Parry seconded the motion, which was unanimously approved by the Board at 6:42 P.M.

The Board returned to open session at 7:41 P.M.

Resolution Designating Posting Locations for Meeting Notices: Ms. Seaver reviewed with the Board the new posting locations requested by the Board. Following discussion, upon motion by Director Sippel, second by Director Glenn, and unanimous vote, the board approved the resolution as presented.

Directors' Items:
Director Goals: The Board reviewed the 2018 Director's Goals discussed in detail during the Board Retreat and agreed they accurately reflected the discussion during the Board Retreat. Director Parry motioned to approve the 2018 Director's Goals, Director Godden seconded the motion and upon vote, the motion carried unanimously.

SDA Annual Conference: The Board confirmed that the District does not pay for spouses' attendance at the annual SDA Conference.

Adjournment: There being no further business to come before the Board, upon motion by Director Van Ramshorst, second by Director Sippel and upon vote, the meeting was adjourned at 7:51 P.M.

Secretary

