

RECORD OF PROCEEDINGS

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

Held: Monday, September 24, 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 and Pam Kelly, Park Meadows BID
Kristin Baumgartner; City of Lone Tree
Mike Crespino; Brightview Landscape Services, Inc.
Taylor Goertz, IMEG
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 5:05 P.M.

Directors Matters/Disclosure Matters: None.

Public Comments: Mr. Hammer addressed the Board regarding intelligent streets project and his follow-up discussions with Director Van Ramshorst and Mr. Hoffman, City Manager, City of Lone. He noted the experimental nature of the project and his desire for focused Board goals and objectives regarding the project. Director Parry asked as to the goals articulated by Mr. Hoffman to Mr. Hammer and Mr. Hammer allowed they were oral and not written.

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Changes to and Approval of
Agenda:

There were no changes proposed to the agenda, which was approved as presented.

Consent Agenda:

Director Sippel moved to approve the consent agenda comprising minutes of the August 27, 2018 regular meeting, with revision to correct the dollar amount for BrightView's work order. The motion was seconded by Director Parry and unanimously approved by the Board.

Landscape Maintenance:
September Landscape
Maintenance Report:

Mr. Crespin noted that they are winding down for the season and reported that mowing services will continue weekly until October when they will be done 3 times per month. He then noted that the last fertilizer and weed control application was applied on August 29th and 30th. He further reported on stressed turf due to extended warm weather and issues with the ET Controllers. He acknowledged that his team failed to catch the issue but did make manual adjustments and made the associated adjustments to the ET Controllers to provide additional watering. He also noted damaged turf along Lincoln due to MCI fiber boring project and associated potholing which turf may not survive. He is photographing and will discuss with MCI regarding mitigation in 2019. He then turned to tree sprays and noted for the board the completion of the IPS Beetle spray on September 10th. He reported that Rocky Mountain Tree Care completed tree removals, pruning and all approved tree work proposals were completed, noting the 29 new trees installed in 2017. He did note 3 trees were missed on the Lincoln median and will be done shortly. Mr. Crespin next noted they will be completing pruning/deadheading of perennials throughout the District as part of the fall clean up, further that weeding and pest control will continue through November. Finally, he reported on the ET clock replacements, which he included in the 2019 budget, and the Yosemite Median Project final walk-through. Director Parry inquired as to when irrigation lines would be blown out and Mr. Crespin reported that the work will be done in coordination with the HOAs.

Mr. Blodgett noted MCI is responsible for restoring landscaping and turf to the original condition and the District will, after the walk-through with the City, coordinate with the City to ensure MCI is Invoiced for damages to the irrigation system BrightView had to repair. Ms. Seaver advised that the City, as the one with contractual privity with MCI, would be the appropriate party to send the letter, Ms. Baumgartner agreed to work with the City

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- Tuckpoint Median Repair Work: Mr. Goertz reported that the contractor has nearly completed their work. Director Van Ramshorst noted they did appear to be finished except for an area which appears somewhat hazy as though it had not been thoroughly cleaned. Mr. Goertz agreed to look at the area identified by Director Van Ramshorst.
- County Line/Chester Signal: Ms. Baumgartner noted the poles for the signals were delayed, but work should be complete for opening by November 1, 2018. Finally, she reported on a storm sewer pipe failure on Acres Green and Park Meadows Drive.
- New Yosemite Median Construction – Change Order: Mr. Goertz presented a change order which had been discussed with the Board at the August 27, 2018 meeting. The final change order reflects final quantities in the total amount of \$3,298.80. Director Parry motioned to approve the Change Order as presented, Director Glenn seconded the motion, upon vote the motion carried unanimously.
- C-470 Yosemite Multimodal Bridge Funding Request: Mr. Blodgett reported on his contact with Mr. Griffith regarding the timing of Douglas County’s funding request. Mr. Griffith’s response was that he would like to come to the Board meeting in January of 2019 to seek funding, likely for 2020.
- Financial Items:
Cash Position: Mr. Blodgett reviewed the cash position report with the Board and noted the District has collected almost 100% of their property taxes. Director Sippel made a motion to accept the cash position report, Director Glenn seconded the motion and upon vote unanimously carried.
- Approval of August Claims and Director’s Fees: Mr. Blodgett presented the August claims in the amount of \$716,138.64, plus Directors Fees. The Board asked about the Web provider’s bill and Mr. Blodgett responded to the inquiry. Director Van Ramshorst asked about the courier charge and Mr. Blodgett noted it was for posting as the courier was cheaper than any other alternative. She then asked about the CLA election expenses and how high CLA’s expenses were given that CRS was responsible for running the election. Mr. Blodgett reported on election coordination and associated costs and agreed to do a breakdown of CLA costs for the Board. The Board asked Mr. Blodgett to place the 2018 election cost report in dropbox. Director Parry moved approval of the claims as presented. The motion was seconded by Director Glenn and approved unanimously by the Board.

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2019 Budget Workshop:

Director Van Ramshorst reported on the Board's Budget Workshop and the draft 2019 budget for discussion at the October Board Meeting.

Manager's Items:

Bike Path at C-470 and
Acres Green:

Mr. Blodgett reported on contact with the City of Lone Tree regarding various complaints received by the City from the public regarding the area. Ms. Baumgartner advised that citizen complains prompted the issue and Mr. Hoffman has put CDOT on notice. It appeared CDOT's additional pillar has contributed to the issue and CDOT should be involved in any solution. The Board expressed concern about whether there is really any vegetation which could be trimmed to avert the issue as it does not appear that is the source. Director Van Ramshorst noted CDOT should have seen the issue when building the bridge and corrected it in their project. Director Sippel stated the path belongs to CDOT and Ms. Baumgartner remarked that re-routing the trail was also a possibility.

Attorney Items:

First Baptist Church and
Streetscape Agreements:

Ms. Seaver reviewed with the Board a conceptual redline of the current streetscape form of agreement and noted the issue regarding which entity maintains the irrigation system. Mr. Crespin advised the old agreement did not allow for access for minor repairs and that it was not entirely clear what constituted minor repairs. Director Van Ramshorst expressed discomfort with maintaining so far back onto the Church property, even within City right-away. Director Parry asked about the use of final survey maps versus lines drawn on assessors' parcel maps. Ms. Seaver responded that surveys were the ultimate in identifying locations but that adding dimensions and distances to Google Earth-type maps may also be a less costly common sense approach. Director Sippel asked Ms. Baumgartner about the City's consideration of this area for entry signage into Lone Tree from the west and she reported that the City has not focused on this but does have it as an item to consider. Mr. Blodgett reported on the history of the streetscape agreements, and Director Sippel stated the underlying issue with Chuck-E-Cheese and others was lack of water. Director Glenn asked about dead trees and irrigation for the First Baptist parcel and Mr. Crespin said it was due to lack of water. Director Sippel recommended removal of dead trees and then letting the Board determine at a future meeting, and after focused discussion, what portion of the parcel they want to take on. Ms. Seaver described the

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foundational issue with ownership of the irrigation systems. The Board discussed the matter and determined to address Cornerstone and Chuck-E-Cheese after discussion on the ownership issue at a future meeting focused on the issues with the current agreements.

Resolution Regarding Board Standards and Conduct:

Ms. Seaver then presented to the Board a Resolution regarding Board Standards and Conduct prepared at the behest of, and with input from, Director Sippel. The Board discussed various portions of the Resolution. Following discussion, Director Parry moved approval of the Resolution with one revision to eliminate the notion of employees as the District has no employees. Director Godden seconded the motion which was unanimously approved by the Board.

RFP for Engineering:

Ms. Seaver then distributed to the Board copies of the draft RFP for engineering services. She reviewed the RFP process with the Board and sought Board input on a project schedule. Following additional discussion, the Board directed Ms. Seaver to post the RFP to BIDNet on October 1, 2018 commencing a process to be managed by Ms. Seaver's office, culminating in Board consideration of proposals on November 26, 2018. Director Parry then raised the notion of seeking an RFP for management services as well. Director Van Ramshorst noted the District has not gone out to bid for management services in 24 years and the Board expressed a desire to issue an RFP once the engineering services were settled, allowing for the possibility of interview of other CLA managers in the interim.

Directors' Items:
SDA:

The Directors discussed the SDA conference and agreed that the conference was a good resource with many accomplished speakers.

New Website:

Director Glenn then reported to the Board regarding the status of the website services contract and issues with the redline of the contract. Director Sippel noted that at the SDA Conference she learned of SIPA (the Statewide Internet Portal Authority of the State of Colorado), which is operating to provide access for members of the public, state agencies and local governments to electronic information, products and services via the internet. Director Glenn noted he will continue pursuit of a new vendor and will report back to the Board in October.

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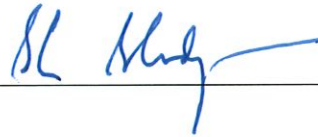
2019 Meeting Schedule:

Director Van Ramshorst requested the current meeting room be reserved on the same schedule for 2019 and Mr. Blodgett noted he would make the request of Lone Tree and report back to the Board.

Adjournment:

There being no further business to come before the Board, upon motion by Director Sippel, second by Director Glenn and upon vote, the meeting was adjourned.

Secretary

A handwritten signature in blue ink, appearing to read "SL Blodgett", is written over a horizontal line. The signature is cursive and includes a long horizontal stroke at the end.