

RECORD OF PROCEEDINGS

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

Held: Monday, August 26, 2024, at 5:00 P.M., at City of Lone Tree Civic Center, Community Room A, 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.

The following Directors were in attendance:

Martha Sippel, President
Gary Godden, Vice President
Greg Jewell, Treasurer
Michelle Murphy, Secretary
Kim Johnson, Assistant Secretary

Also present were:

Tamara K. Seaver; Icenogle Seaver Pogue, P.C.
Matt Urkoski, Shauna D’Amato, and Carrie Beacom;
CliftonLarsonAllen LLP (“CLA”)
Mike Crespin; BrightView Landscape Services, Inc.
Taylor Goertz; IMEG
Trip McLaughlin; IMEG
Justin Schmitz; City of Lone Tree
Jay Carpenter; Councilmember, City of Lone Tree
Sharon Van Ramshorst

Call to Order/Declaration of Quorum: Director Sippel, noting the presence of a quorum, called to order the regular meeting of the Board of Directors of the Park Meadows Metropolitan District at approximately 5:00 P.M.

Directors Matters/Disclosure Matters: Ms. Seaver advised the Board of Directors that pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board of Directors reviewed the agenda for the meeting, following which each director confirmed the contents of written disclosures previously made, if any, stating the fact and summary nature of any matters, as required by Colorado law, to permit official action to be taken at the meeting. Additionally, the Board of Directors determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

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Director Murphy disclosed her interest in personal property within the boundaries of the District and her membership on the Board of the Heritage Estates HOA. This disclosure is associated with approval of items on the agenda that may affect her interests.

Ms. Seaver advised that written disclosures of these interests were filed with the Secretary of State at least seventy-two hours prior to the meeting.

Approval of/Additions
To/Deletions from the Agenda:

No changes.

Public Comments -

City of Lone Tree
presentation regarding
upcoming capital projects
and potential partnerships in
2025:

Mr. Schmitz presented to and reviewed with the Board a presentation regarding potential upcoming City of Lone Tree capital projects and partnering requests of the District. He reported on the 2025 Brick Wall Design plan and proposal, the C-470 Trail Connector to the RTD/Park Meadows light rail, and the transit station. Mr. Schmitz then reported on the anticipated City roadways within the District critical for concrete replacement and asphalt overlay (Park Meadows Center Drive, County Line Road, Parkway Drive, and Acres Green Drive). He discussed the anticipated 2025 signal construction projects at County Line Road and Parkway Drive and the adaptive signals expansion along Park Meadows Drive from Yosemite Street to Sky Ridge Avenue. Mr. Schmitz noted that the District contribution for the projects would total to approximately \$500,000. The Board asked various questions of Mr. Schmitz during his presentation, to which he responded. Director Sippel inquired about SPMID participation in the projects.

Consent Agenda:

Director Godden moved that the Board approve the consent agenda comprising minutes of the July 22, 2024 regular meeting, cash position updated August 2024, prior and current claims and director fees. The motion was seconded by Director Jewell and unanimously approved by the Board.

Financial Matters -

June 30, 2024 Unaudited
Financial Statements:

Ms. Beacom presented to and reviewed with the Board the June 30, 2024 Unaudited Financial Statements. Following review and discussion, Director Jewell moved to accept the June 30, 2024 Unaudited Financial Statements. The motion was seconded by Director Murphy and approved unanimously by the Board. Ms. Beacom reported she will be leaving CLA but that she has greatly

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enjoyed working with the District.

Landscape Matters -

Monthly Landscape
Maintenance Report:

Mr. Crespin presented the Monthly Landscaping Report to the Board, including fertilizing and shrub pruning. He noted three significant mainline breaks over the last month and reported related to the same. He noted the completion of the C-470 Cobble project and mentioned the accident near Thrive Church.

Safeway corner:

Mr. Crespin noted that he still needed to know actual boundary lines to produce a refined estimate. The Board discussed the same and Mr. Urkoski reported on a large open issue being the water situation and he recommended a sub-group of the Board work with Messrs. Urkoski, Goertz, and Crespin regarding the same. Directors Johnson and Murphy volunteered to work with Mr. Urkoski and the group. Ms. Seaver noted issues related to compliance with applicable laws which she and Mr. Urkoski will discuss.

Completed Work Orders:

None.

New Work Orders:

None.

Engineering Matters -

2024 Median Retuck
Project:

Mr. Goertz reported that he conducted the bid opening earlier in the day with one responsible bid being received from Chancery Construction in the amount of \$347,920 and referred the Board to the Bid Tabulation he provided during the meeting. He recommended the Board award the project to Chancery.

Following Board discussion, Director Jewell moved that the Board award the contract for the 2024 Median Rehabilitation Project to Chancery Construction, Inc., a Colorado corporation, in an amount not-to-exceed the sum of \$347,920. The motion was seconded by Director Godden and approved unanimously by the Board.

2024 GIS system
enhancements:

Mr. Goertz introduced Trip McLaughlin who provided an update to the Board on suggested 2024 GIS system enhancements. He reported on the various components of the enhancements to increase efficiencies by adding data to the GIS from the field, with findings, recommendations, and photos. Mr. Urkoski clarified with Mr. Goertz that the initial focus would be on the irrigation components. Following discussion, Director Sippel move that the Board approve IMEG moving forward with a task order for the irrigation work in the amount NTE \$2,500 and

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further that the Board delegate authority to Mr. Urkoski to sign said task order subject to the concurrence of Ms. Seaver as General Counsel. The motion was seconded by Director Godden and approved unanimously by the Board.

Manager's Matters -

Brick Wall Project:

No report.

Statutorily required documents posted on website and remediation services:

Mr. Urkoski noted for the Board the statutorily required documents posted on the District's website.

Directors' Matters -

Verizon plan:

Mr. Urkoski reviewed with the Board that the iPads are owned by the District. Under the Verizon plan, the District pays for data. Mr. Urkoski inquired about cancellation of the data plan. The Board discussed the same and directed Mr. Urkoski to cancel the Verizon data plan.

Attorney Matters:

None.

Other Matters:

Discuss September and October meetings due to Civic Center renovations:

Discussion ensued among the Board regarding relocating the September and October Board meetings, due to renovations taking place at the Civic Center. The Board directed Mr. Urkoski to investigate availability at the City of Lone Tree Library, The Hub, and the Lone Tree Golf Course Clubhouse as the primary locations. Councilmember Carpenter noted that he would look into what the City could do financially with respect to The Hub.

Adjournment:

There being no further business to come before the Board, upon motion by Director Johnson, second by Director Sippel and unanimous vote, the Board adjourned the meeting at 6:08 P.M.

DocuSigned by:

Michelle Murphy

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Secretary

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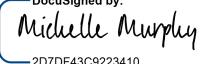
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