

RECORD OF PROCEEDINGS

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

Held: Monday, September 25, 2023, 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 and Shauna D'Amato; CliftonLarsonAllen LLP
("CLA")
Mike Crespini; BrightView Landscape Services, Inc.
Taylor Goertz; IMEG
Justin Schmitz and Seth Hoffman; City of Lone Tree
Mike Anderson; Councilmember, City of Lone Tree
Jackie Millet; Mayor, City of Lone Tree

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 and the Board of Directors at least seventy-two hours prior to the meeting.

Approval of/Additions
To/Deletions from the Agenda: No changes.

Public Comment: Mayor Millet addressed the Board of Directors and thanked the Board for their service and the great work the District does on behalf of the Lone Tree community. She then spoke in favor of the District taking on landscaping of the Safeway corner.

CoLT Presentation on 2024
City Projects: Mr. Schmitz presented to the Board on potential 2024 City of Lone Tree capital projects. He commenced by thanking the District for its contribution to the C-470 Trail Connector to RTD. He reported on pedestrian safety projects in 2024 and trying to fund that from City operating funds. He then reported on potential concrete replacement and asphalt overlay projects in various areas. Furthermore, he noted the County Line Road and Acres Green Drive Signal Project and other similar projects in design, with bidding in 2025. Lastly, with respect to Southgate Yosemite Street, Mr. Schmitz reported on conclusion of the project.

Consent Agenda: Director Godden moved that the Board approve the consent agenda comprising minutes of the August 28, 2023 regular meeting, cash position updated September 2023, prior and current claims, and director fees. The motion was seconded by Director Jewell and unanimously approved by the Board.

Financial Items: None.

Landscape Items -
Monthly Landscape
Maintenance Report: Mr. Crespin presented the Monthly Landscaping Report to the Board and reported that fall fertilization and aeration would occur later in the week and, as dictated, leaf cleanup and associated pruning activities will be commenced. He noted the timing of irrigation shut down and the effort to keep it on as long as the hot weather persisted. He then reported on injections to the ash trees to ward off the recent infestation in the area of the

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Ash Borer.

Completed Work Orders: None.

New Work Orders: Following Mr. Crespin's report on chlorosis in some of the Maple trees and presentation regarding the proposed work order on the same, Director Sippel inquired as to the pricing. The Board tabled the work order to allow Mr. Crespin to further investigate.

Engineering Items -
Southgate Water Line(s)
Replacement Update: Mr. Goertz provided an update to the Board on the Southgate Water Line(s), noting that with the project wrap up, his team will be very focused on monitoring the flagstone repairs and replacement.

Median Retuck: Mr. Goertz provided an update to the Board on the Median Retuck Project, noting final retainage was released, as well as the final change order.

Manager's Matters -
Status update on
coordination of Brick Wall
Project: Mr. Urkoski noted he had received no update on the community outreach for this matter.

Directors' Matters: None.

Attorney Matters -
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 and determining positions relative to matters that may be subject to negotiations and instructing negotiators related to maintenance of a landscaped area in proximity to Safeway property, and the City of Lone Tree's request related to the same. Director Johnson seconded the motion, which was unanimously approved by the Board at 5:39 P.M.

Mss. Seaver and D'Amato, and Messrs. Urkoski, Goertz, and Crespin remained for the entire executive session. Director Jewell left the executive session at 6:06 P.M.

Upon motion of Director Sippel and seconded by Director Murphy, the Board moved out of executive session and back into public session at 6:25 P.M.

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Other Matters: The Board directed Mr. Urkoski to seek a detailed written request from the City regarding the Safeway area.

Adjournment: There being no further business to come before the Board, upon motion by Director Sippel, and unanimous vote, the Board adjourned the meeting at 6:43 P.M.

DocuSigned by:

Michelle Murphy

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Secretary