

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

Held: Monday, August 28, 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; CliftonLarsonAllen LLP (“CLA”)
Mike Crespini; BrightView Landscape Services, Inc.
Taylor Goertz; IMEG
Justin Schmitz and Seth Hoffman; City of Lone Tree
Sharon Van Ramshorst, Member of the Public

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.

Director Murphy disclosed her interest in personal property within the boundaries of the District and her membership on the

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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 Comments: Mr. Schmitz advised the Board of the City's ongoing capital projections which are underway and that he would be circling back with the Board.

Consent Agenda: Director Godden moved that the Board approve the consent agenda comprising minutes of the July 24, 2023 special meeting, cash position updated August 2023, prior and current claims, and director fees. The motion was seconded by Director Sippel 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, noting fall fertilization would occur in mid-September. He reported that shrub pruning was mostly complete and that Tree Pruning along Timberline was complete, as well as tree removals. He further reported on fall irrigation system matters and shutdowns and noted that the Southgate Waterline Project was ongoing, and that the contractor has been good to work with. Messrs. Schmitz and Hoffman noted that Douglas County left the area in proximity to the C-470 bridge in an unacceptable condition and that they were working with the County and its contractor to remedy the situation. Mr. Crespin reported on ash beetles reported in the area and the likely need to treat for the beetles with a trunk injection.

Completed Work Orders: None.

New Work Orders: Mr. Crespin then reviewed in detail a proposal for Board consideration and the Board discussed various aspects of the same. Director Jewell inquired about the number of trees to be pruned and Mr. Crespin reported that nearly all of the trees need to be pruned and the billing was per day. Following discussion, Director Sippel moved that the Board approve the following

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work order:

1. Ptarmigan Tree Pruning in the amount of \$21,272.00.

The motion was seconded by Director Johnson and approved unanimously by the Board.

Additionally, the Board requested Mr. Crespin to itemize all future proposals in an effort to maintain transparency. Mr. Crespin agreed.

Engineering Items -

Southgate Water Line(s)
Replacement Update:

Mr. Goertz provided an update to the Board on the Southgate Water Line project noting they were nearing completion and thereafter the need to replace landscaping and stone. He noted the landscaping was impacted to a lesser extent than the flagstone. Mr. Schmitz reported that the current asphalt patch is unacceptable and will be remedied.

Median Retuck:

Mr. Goertz provided an update to the Board on the Median Retuck Project noting only a seal coat is left and the project is nearly complete.

Chancery Construction Inc.
proposal in the amount of
\$46,894.82:

Mr. Goertz reviewed with the Board Chancery Construction Inc.'s application for release of retainage in the amount of \$46,894.82. Following review and discussion, upon motion of Director Murphy, second of Director Sippel, and unanimous vote, the Board approved Chancery Construction Inc.'s invoice in the amount of \$46,894.82, subject to successful advertisement of the retainage amount.

Manager's Matters -

Status update on
coordination of Brick Wall
Project:

Mr. Urkoski provided an update to the Board regarding coordination of the Brick Wall Project with the City and the bidding next spring for an alternatives analysis in the Spring of 2024.

Directors' Matters:

None.

Attorney Matters -

Discussion on landscape
maintenance agreements
with private companies and
property:

Ms. Seaver discussed with the Board the concept of landscape maintenance agreements and the relation for that to Safeway-owned property. The Board asked various questions of Ms. Seaver who responded to the same. The Board discussed budget implications and asked Mr. Crespin to discuss the same. Mr. Crespin noted the cost would be dependent upon what the Board chose related to scope and the possible need for an irrigation tap.

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	Mr. Jewell inquired of Mr. Hoffman regarding Safeway's possible participation in tap fee payment and Mr. Hoffman noted they would not participate. Director Murphy noted her desire to have the area be reflective of Park Meadows' and Lone Tree standards.
2023 Legislative Memorandum:	Ms. Seaver presented to and reviewed with the Board the 2023 Legislative Memorandum.
House Bill 23-1105:	Ms. Seaver presented to and reviewed with the Board the notice requirements in House Bill 23-1105 regarding the Metropolitan District Homeowner's Rights Task Force. After review and discussion, upon motion of Director Jewell, second by Director Godden, and unanimous vote, the Board authorized posting the suggested notice in the same manner that the District provides notice of its meetings for purposes of Section 24-6-402(2)(c)(I), C.R.S.
Other Matters:	None.
Adjournment:	There being no further business to come before the Board, upon motion by Director Johnson, second by Director Murphy, and unanimous vote, the Board adjourned the meeting at 5:54 P.M.

DocuSigned by:

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Secretary

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Michelle Murphy
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 Security Level: Email, Account Authentication (None)

Signature



Signature Adoption: Pre-selected Style
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Records Team
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