

## RECORD OF PROCEEDINGS

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

Held: Monday, June 26, 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 Crespino; BrightView Landscape Services, Inc.  
Taylor Goertz; IMEG  
Justin Schmitz; City of Lone Tree  
Mike Anderson; Councilmember, 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 5:01 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 Comments: Messers. Schmitz and Anderson reported on the recent storm, heavy rain, and tornado from the City of Lone Tree's perspective. Mr. Schmitz commended Carriage Club HOA for their clean-up efforts.

Consent Agenda: Director Jewell moved that the Board approve the consent agenda comprising minutes of the May 22, 2023 regular meeting, cash position updated June 2023, prior and current claims, director fees, and a Brightview proposal for backflow testing completed in 2023 in the amount of \$6,688.00. 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 his hope that the weather has stabilized. He mentioned the Monday/Tuesday mowing pattern and continued maintenance items, including turf weed control. He reported his firm had crews out to clean up storm damage and he noted several damaged drainage ways. He then mentioned one large tree which was downed. Mr. Crespin then reported on needed tree removals and the associated proposal for Board consideration as well as needed tree pruning. Mr. Crespin reported on the redesigned shortened median at Kimmer and Yosemite and he noted the mainline was now under asphalt which would cause expensive repairs and might be mitigated by moving the mainline to avoid having it under the pavement.

Completed Work Orders: None.

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New Work Orders:

Mr. Crespin then reviewed in detail 3 proposals for Board consideration and the Board discussed various aspects of the same. Following discussion, Director Godden moved that the Board approve the following 3 proposals:

1. Landscape Renovation at Park Meadows Center Drive in the amount of \$38,239.75;
2. Removal of dead/dying trees throughout the District in the amount of \$16,170.00;
3. Replacement of edging on Timberline (south side) from the west end, ending at Lodgepole in the amount of \$13,761.00.

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

Engineering Items -  
Southgate Water Line(s)  
Replacement Update:

Mr. Goertz provided an update to the Board on the Southgate Water Line Project noting the continuation of the project and ongoing work with Mr. Schmitz and his team on a solution to the mainline issue.

Median Retuck:

Mr. Goertz provided an update to the Board on the Median Retuck Project, reporting that the project was paused for the City's mill and overlay of the road.

GIS Project:

Mr. Goertz reported on the GIS project, noting he was happy to answer any questions.

Manager Items:

None.

Director Items:

Director Sippel reported on an election CORA request and the Board discussed the same. She then reported on tree replacement matters.

Mr. Urkoski reported regarding an individual who experienced minor flooding in his basement and who was seeking recovery from the responsible party, which was not the District. He noted the District has no lines in the area.

Attorney Items:

Ms. Seaver reported to the Board regarding an upcoming general legislative memorandum from her office and noted for the Board that Icenogle Seaver Pogue, P.C. will be sending the Board a specialized memorandum focusing on SB23-303 which, with

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Proposition HH, has the potential to impact property taxes. Mr. Urkoski reported on his firm's internal committee to consider the issues presented by SB23-303.

Other Matters:

None.

Adjournment:

There being no further business to come before the Board, the Board adjourned the meeting at 5:50 P.M.

DocuSigned by:

*Michelle Murphy*

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Secretary