

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

Held: Monday, July 24, 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:

Karlie R. Ogden and Kayla M. Enriquez;
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
Jacob James; Deputy Director of Public Works, 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 5:00 P.M.

Directors Matters/Disclosure Matters: Ms. Ogden 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. Ogden 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:

Following discussion, upon motion by Director Jewell, seconded by Director Godden, and unanimous vote, the Board approved the following additions to the July 24, 2023 Regular Meeting Agenda:

VI.D. Review and consider approval of Chancery Construction Inc. invoice median rehabilitation in the amount of \$91,673.49.

VI.E. Review and consider approval of Change Order No. 1 to the 2023 Median Reconstruction Contract with Chancery Construction Inc. to repair Quebec Street South median in the not-to-exceed amount of \$20,000.

VII.A. Update on Status of Brick Wall.

Public Comments:

Councilmember Anderson reported on the positive turnout at the Lone Tree Policy Department Open House. Mr. James generally discussed the status of the Public Works Department projects in light of recent heavy rain and storms.

Consent Agenda:

Director Godden moved that the Board approve the consent agenda comprising minutes of the June 26, 2023 regular meeting, June 28, 2023 special meeting, cash position statement updated July 2023, prior and current claims (as adjusted to account for the additional invoice from Chancery Construction Inc.), and director fees. The motion was seconded by Director Sippel and unanimously approved by the Board.

Financial Items -

June 30, 2023 Unaudited
Financial Statements:

Ms. Beacom reviewed with the Board the June 30, 2023 unaudited financial statements. Following review and discussion, upon motion of Director Jewell, second of Director Murphy, and unanimous vote, the Board accepted the June 30, 2023 unaudited financial statements, as presented.

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Landscape Items -

Monthly Landscape Maintenance Report:

Mr. Crespin presented the Monthly Landscaping Report to the Board, noting that weekly mowing is ongoing, including monitoring and treatment of turf weeds as needed. He noted that all storm clean-up from the June 22, 2023 storm has been completed and the associated proposal for such work. Mr. Crespin then reported on his review of shrubs and grasses with Director Sippel, highlighting the need and associated proposal to remove an area of junipers at Arrowhead and Timberline and replacement with rock to match the surrounding areas. Director Jewell inquired as to the ability to replace with new junipers and Mr. Crespin discussed junipers' susceptibility to voles in the area, confirmed that the current junipers has aged out, and that rock will provide a more aesthetic and cost effective option. Mr. Crespin discussed an additional proposal to prune deadwood and thin out trees on Timberline. He noted that shrub pruning has begun and that tree removals are anticipated to begin on August 7, 2023. Mr. Crespin presented an irrigation system update and noted that the system has adjusted well to increased temperatures and that weekly monitoring is occurring. He further noted that the edging project on Timberline began on July 17, 2023.

Completed Work Orders: None.

New Work Orders: Following Mr. Crespin's report, Director Murphy moved approval of the proposed work orders for the following:

1. Brightview proposal for June 22, 2023 Storm Clean Up in the amount of \$3,940.00;
2. Brightview proposal for Timberline Tree Pruning in the amount of \$24,747.00;
3. Brightview proposal for Dead Shrubs and Grasses Removal in the amount of \$12,097.00.

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

Engineering Items -

Southgate Water Line(s) Replacement Update:

Mr. Goertz provided an update to the Board on the Southgate Water Line(s), noting that the project is continuing to move further south with less disturbance to the median and less disruption to the area.

Median Retuck: Mr. Goertz provided an update to the Board on the Median

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	<p>Retuck Project, noting that the project was near completion and that a final pay application is expected to be ready for the next regular meeting of the Board.</p>
<p>Chancery Construction Inc. invoice for median rehabilitation in the amount of \$150,946.97:</p>	<p>Mr. Goertz reviewed with the Board the Chancery Construction Inc. invoice for median rehabilitation in the amount of \$150,946.97. Following review and discussion, upon motion of Director Murphy, second of Director Godden, and unanimous vote, the Board approved the Chancery Construction Inc. invoice for median rehabilitation in the amount of \$150,946.97.</p>
<p>Chancery Construction Inc. invoice for median rehabilitation in the amount of \$91,673.49:</p>	<p>Mr. Goertz reviewed with the Board the Chancery Construction Inc. invoice for median rehabilitation in the amount of \$91,673.49. Following review and discussion, upon motion of Director Murphy, second of Director Godden, and unanimous vote, the Board approved the Chancery Construction Inc. invoice for median rehabilitation in the amount of \$91,673.49.</p>
<p>Change Order No. 1 to the 2023 Median Reconstruction Contract with Chancery Construction Inc.</p>	<p>Messrs. Goertz and Urkoski provided an overview of the 50 feet of linear damage to the Quebec Street South median, presumed to be from a vehicle, and efforts to obtain a police report of the incident and damage. Mr. Urkoski will submit a corresponding claim with the Colorado Special District Pool but recommended moving forward with necessary repairs. Messrs. Goertz and Urkoski reviewed the proposal received from Chancery Construction Inc. to complete such repairs. Following review and discussion, upon motion of Director Godden, second of Director Johnson, and unanimous vote, the Board approved Change Order No. 1 to the 2023 Median Reconstruction Contract with Chancery Construction Inc. for repairs of the Quebec Street South median in a not to exceed amount of \$20,000.00, to be prepared by general counsel.</p>
<p>Manager's Matters: Status of Brick Wall</p>	<p>Mr. Urkoski discussed that this matter will be added as a line item to agendas for future meetings. Mr. Urkoski discussed budgetary timelines that will allow the City of Lone Tree and the District to discuss priorities related to the brick wall.</p>
<p>Directors' Matters:</p>	<p>Director Murphy inquired about the District's ability to perform landscape maintenance for the Safeway property within the District. Discussion ensued regarding providing additional landscaping services to commercial entities throughout the District, the need to review prior research and discussions regarding the same, and options to assist or address landscaping concerns within the District. The Board directed Mr. Urkoski to</p>

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add this matter to the agenda for the next regular meeting of the Board.

Attorney Matters -

Intergovernmental Agreement between District and City of Lone Tree regarding connector trail project:

Ms. Ogden presented to and reviewed with the Board the Intergovernmental Agreement between the District and the City of Lone Tree regarding the connector trail project. Following review and discussion, upon motion of Director Jewell, second of Director Murphy, and unanimous vote, the Board approved the Intergovernmental Agreement between the District and the City of Lone Tree regarding the connector trail project.

Ms. Ogden reported that the general legislative memorandum has been sent to the Board and will be included on the agenda for the next regular meeting of the Board.

Other Matters:

None.

Adjournment:

There being no further business to come before the Board, upon motion by Director Sippel, second, and unanimous vote, the Board adjourned the meeting at 5:54 P.M.

DocuSigned by:

Michelle Murphy

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Secretary

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Client Number: A519508	
Source Envelope:	
Document Pages: 5	Signatures: 1
Certificate Pages: 5	Initials: 0
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Michelle Murphy
 Michelle-Murphy@comcast.net
 Security Level: Email, Account Authentication (None)

Signature



Signature Adoption: Pre-selected Style
 Using IP Address: 174.198.131.38
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Sent: 8/29/2023 11:05:09 AM
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Electronic Record and Signature Disclosure:
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Envelope Sent	Hashed/Encrypted	8/29/2023 11:05:09 AM
Certified Delivered	Security Checked	8/29/2023 11:14:26 AM
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