

RECORD OF PROCEEDINGS

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

Held: Monday, November 27, 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 W. 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 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 5:02 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

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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:

Councilmember Anderson addressed the Board and reported on the upcoming Merry Days at Lone Tree Arts Center, and the Austrian Christmas Celebration at Schweiger Ranch. He then announced groundbreaking for a new condominium project commencing in 2024 off of Lyric Street and Ridgeway Parkway. He then announced the reduction of the City's taxes associated with the prior bond issuances. Mr. Schmitz reported on snow removal efforts over the past weekend and shopping at Park Meadows.

Consent Agenda:

Director Godden moved that the Board approve the consent agenda comprising minutes of the October 23, 2023 regular meeting, cash position updated November 2023, property tax schedule, prior and current claims and director fees. The motion was seconded by Director Sippel and unanimously approved by the Board.

Financial Items -

September 30, 2023
Unaudited Financial
Statements:

Ms. Beacom presented to and reviewed with the Board the September 30, 2023 unaudited financial statements. Following review, upon motion by Director Sippel, second by Director Johnson, and unanimous vote, the Board accepted the September 30, 2023 unaudited financial statements, as presented.

Public Hearing on Proposed
2023 Budget Amendment:

Ms. Beacom reviewed with the Board the proposed amendment to the 2023 Budget. Following Ms. Beacom's review, and upon motion by Director Jewell, second by Director Johnson, and unanimous vote, the Board of Directors opened a public hearing on the proposed 2023 budget amendment consistent with published notice. There appearing no member of the public wishing to speak on the budget, upon motion by Director Johnson, second by Director Godden, and unanimous vote, the Board of Directors closed the public hearing.

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Resolution Approving Proposed 2023 Budget Amendment and Appropriate Sums of Money:	Ms. Seaver presented to the Board of Directors a Resolution for approval and adoption of the 2023 budget amendment and appropriating funds therefor. After review and discussion, upon motion by Director Jewell, second by Director Sippel, and unanimous vote, the Board of Directors approved the resolution adopting the 2023 budget amendment and appropriating the funds to the approved budget.
Public Hearing on Proposed 2024 Budget:	Ms. Beacom then reviewed the proposed 2024 Budget, following the 2023 special legislative session in the wake of the failure of Proposition HH. Thereafter, following discussion and upon motion by Director Sippel, second by Director Godden, and unanimous vote, the Board of Directors opened a public hearing on the proposed 2024 budget consistent with published notice. There appearing no member of the public wishing to speak on the budget, upon motion by Director Johnson, second by Director Sippel, and unanimous vote, the Board of Directors closed the public hearing.
Resolution Approving Proposed 2024 Budget, Certification of Mill Levy, and Appropriate Sums of Money:	Ms. Seaver presented to the Board of Directors a Resolution for approval and adoption of the 2024 budget, appropriating funds therefor, and certification of a mill levy thereunder. After review and discussion, upon motion by Director Jewell, second by Director Godden, and unanimous vote, the Board of Directors approved the resolution adopting the 2024 budget, appropriating the funds to the approved budget, and certifying the mill levies as provided in the budget.
Engagement Letter with Haynie & Company to Prepare the 2023 Audit:	Ms. Beacom reviewed with the Board the engagement letter from Haynie & Company to prepare the 2023 audit. After review and discussion, upon motion by Director Godden, second by Director Jewell, and unanimous vote, the Board of Directors approved the engagement letter from Haynie & Company to prepare the 2023 audit.
Landscape Items - Monthly Landscape Maintenance Report:	Mr. Crespin presented the Monthly Landscaping Report to the Board, noting they have commenced leaf clean-up and will continue as needed. He reported on continued winter watering and related matters.
Completed Work Orders:	None.
New Work Orders:	None.
Other:	None.

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Engineering Items -

Southgate Water Line(s)
Replacement Update:

Mr. Goertz reported that approximately 3 weeks ago his crews created a punch list for the project, the work was performed and was again inadequate. He reported on the poor quality of work as well as the sloppy use of red grout. He noted he continues to work with the City to ensure the problems are remediated.

Update on Medians:

Mr. Goertz provided an update to the Board on the medians noting the post-packet median masonry evaluation & recommendations for 2024 through 2027. Mr. Urkoski clarified the process for work in each year with the report being the first step.

Manager's Items -

Brick Wall Project:

Mr. Urkoski noted he anticipated the City of Lone Tree to participate in the analysis but that he has nothing as of the Board meeting.

CliftonLarsonAllen LLP
Master Services Agreement
and Statements of Work for
2024:

Mr. Urkoski presented to and discussed with the Board CliftonLarsonAllen LLP's Master Services Agreement and statement of work for 2024. After review and discussion, upon motion by Director Sippel, second by Director Godden, and unanimous vote, the Board of Directors approved CliftonLarsonAllen LLP's Master Services Agreement and statement of work for 2024.

2024 Insurance Renewal:

Mr. Urkoski presented to the Board the 2024 insurance policy. After review and discussion, upon motion by Director Jewell, second by Director Sippel, and unanimous vote, the Board of Directors approved the 2024 insurance policy.

Worker's Compensation
Insurance for 2024:

Mr. Urkoski presented to the Board the workers' compensation insurance for 2024. After review and discussion, upon motion by Director Johnson, second by Director Sippel, and unanimous vote, the Board of Directors approved the worker's compensation insurance for 2024.

Director's Items -

Confirm December 18, 2023
meeting and dinner time:

Following discussion, the Board directed Mr. Urkoski to cancel the regular December meeting. They then noted that a holiday social dinner would be held December 18, 2023 at 6:00 p.m., pending confirmation from Season's 52.

Attorney Items -

Annual Resolution:

Ms. Seaver reviewed with the Board the 2024 Annual

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Resolution. Director Sippel asked for input on officers and all Board members agreed to retain the current slate of officers for 2024, along with approving the following regular meeting dates/location for 2024: the fourth Monday of each month, at 5:00 P.M., at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado 80124, with the exception of May and December when the regular meetings will be held on the third Monday.

Following Board discussion, Director Jewell moved approval of the resolution. The motion was seconded by Director Godden and approved unanimously by the Board.

Executive Session:

Upon motion of Director Sippel, second by Director Godden, the Board unanimously voted to enter into an Executive session pursuant to Section 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions regarding use of district facilities at 5:54 P.M.

All members of the public departed the meeting at this time. Members of the Board, Mss. D'Amato, Beacom, Seaver and Messrs. Crespino and Urkoski participated in the Executive Session.

Upon motion of Director Sippel, second by Director Godden, the Board unanimously voted to exit the Executive Session and reconvene the regular meeting at 6:21 P.M.

Engagement of Icenogle Seaver Pogue, P.C. for 2024 legal services:

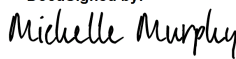
Ms. Seaver presented to the Board the engagement letter for 2024 legal services. After review and discussion, upon motion by Director Johnson, second by Director Jewell, and unanimous vote, the Board of Directors approved the engagement letter for 2024 legal services.

Other Matters:

None.

Adjournment:

There being no further business to come before the Board, Director Sippel adjourned the meeting at 6:27 P.M.

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Secretary

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Source Envelope:	
Document Pages: 5	Signatures: 1
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Signer Events

Michelle Murphy
 Michelle-Murphy@comcast.net
 Secretary
 Security Level: Email, Account Authentication (None)

Signature

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In Person Signer Events

Signature

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Editor Delivery Events

Status

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Agent Delivery Events

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Intermediary Delivery Events

Status

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Certified Delivery Events

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Megan Liesmaki
 mliesmaki@isp-law.com
 Paralegal
 Icenogle Seaver Pogue, P.C.
 Security Level: Email, Account Authentication (None)

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 srerecordsretention@claconnect.com
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	1/26/2024 3:13:08 PM
Signing Complete	Security Checked	1/26/2024 3:13:17 PM
Completed	Security Checked	1/26/2024 3:13:17 PM

Payment Events	Status	Timestamps
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