

RECORD OF PROCEEDINGS

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

Held: Monday, December 17, 2018 at 5:00 P.M. at the Lone Tree Civic Center, 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, with the following directors in attendance:

Sharon Van Ramshorst
Steve Parry
Martha Sippel
Bryan Glenn
Gary Godden

Also present were:

Seth Hoffman; City of Lone Tree
Mike Crespini; Brightview Landscape Services, Inc.
Taylor Goertz, IMEG
Tamara Seaver, Icenogle Seaver Pogue, P.C.
Bob Blodgett and Chuck Reid, CliftonLarsonAllen LLP

Call to Order/ Declaration of Quorum: Director Van Ramshorst, noting the presence of a quorum, called to order the regular meeting of the Board of Directors of Park Meadows Metropolitan District at 5:05 P.M.

Directors Matters/Disclosure Matters: None.

Public Comments: None.

Changes to and Approval of Agenda: There were no changes proposed to the agenda, which was approved as presented by motion of Director Sippel, second of Director Van Ramshorst and unanimous Board approval thereafter.

Consent Agenda: Director Parry moved to approve the consent agenda comprising minutes of November 26, 2018 regular meeting, approval of Engineering Services Contract with IMEG and approval of the 2019 billing rates for Icenogle Seaver Pogue P.C. The motion was seconded by Director Sippel and unanimously approved by

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the Board.

Landscape Maintenance:

December Landscape
Maintenance Report:

Mr. Crespín reviewed the December landscaping report with the Board including tree wrapping, a second removal of leaves and pine needles, and the ET Controller Swap. Mr. Crespín then reported on the MCI boring damage and continued efforts to have MCI correct their work. Mr. Hoffman noted the City was holding permits for other work in the City pending resolution of the instant issues which MCI needs to correct.

December Work Orders:

Mr. Crespín noted there are no work orders proposed for December.

HOA Water Usage Report:

Director Van Ramshorst noted that much of the information contained in the reports was not useful and perhaps they should not be included in the agenda packets going forward. Director Sippel noted that she did like to receive the reports and suggested that they be delivered in Dropbox separately from the board meeting packets so interested directors might review them as time allows. Mr. Blodgett agreed to separately post them to Dropbox.

Construction Project Items:

2018 – 2022 Capital
Improvements Plan:

Mr. Blodgett reported on the District's Capital Improvements Plan and Mr. Reid inquired of the Board as to certain matters related thereto. Director Van Ramshorst asked about whether Director Sippel would like to discuss expenditures for the Park Meadows BID shown in the Board's Unapproved Potential Future Projects List in 2019 and 2020. Director Sippel noted that future sums have not yet been discussed between the District and the BID and that any work funded by the District would need to be in public rights-of-way. Director Van Ramshorst added that in prior discussions between the Board subcommittee and the BID, no future moneys were committed. She also expressed her personal opposition to the volume of contributions requested. The Board discussed the matter at length including input of Mr. Hoffman. Director Glenn suggested a clarifying conversation be held before pulling the projects from the Unapproved Potential Future Projects list, noting they were not on the approved Board list and no parties could rely on them as approved by the Board. The Board concurred.

City of Lone Tree Revised
Right-of-Way Construction
Standards:

The Board took up consideration of the City's Revised Right-of-Way and discussed the same, with Mr. Hoffman's input. The Board discussed their comments and provided Mr. Hoffman with

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a draft copy of the same. Mr. Reid asked the Board for the opportunity to edit the draft letter and noted he will review and edit the letter and then the final draft of the letter will be circulated to the Board for approval. Director Van Ramshorst agreed to sign the letter once approved. The board concurred with Mr. Reid's suggested approach.

Financial Items:

December 10, 2018 Cash
Position and Property Tax
Schedule:

Mr. Blodgett reviewed the property tax schedule with the Board. Following motion by Director Parry, upon second by Director Godden the Board accepted the property tax schedule.

Mr. Blodgett then reviewed with the Board the December 10, 2018 cash position and associated matters. The Board accepted the Cash Position report.

November Claims and
Directors Fees:

Mr. Blodgett presented the November claims in the amount of \$390,716.00, plus Directors Fees. The Directors clarified insurance for the vegetation and irrigation not located within the City's right-of-way in the medians. Mr. Blodgett noted that these areas were not insured by the District but the areas within the City's median rights-of-way were insured by the District. Director Van Ramshorst asked Mr. Hoffman about insuring these areas and suggested that the insurance matter be reviewed on both sides. Direct Sippel moved that the Board of Directors approve claims as presented. Director Glen seconded the motion and upon vote, the motion unanimously carried.

Manager's Items:

None

Directors' Items:

Website Update:

Director Glenn thanked the Board for their suggested changes and Director Sippel's content changes. He forecasted moving over to the new website in January.

Attorney Items:

Ms. Seaver noted that Addendum #8 to the IGA with the City of Lone Tree for future Brick Fence Upgrades in the amount of \$500,000 required further refinement. Approval was tabled pending discussion between Ms. Seaver and Ms. Michow on the remaining policy issue.

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Adjournment:

There being no further business to come before the Board, upon motion by Director Glenn, second by Director Van Ramshorst and upon vote, the meeting was adjourned.

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Secretary