

RECORD OF PROCEEDINGS

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

Held: Monday, January 23, 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
Steve Parry, Treasurer
Greg Jewell, Secretary
Michelle Murphy, Assistant Secretary

Also present were:

Tamara K. Seaver; Icenogle Seaver Pogue, P.C.
Matt Urkoski, Shauna D'Amato; CliftonLarsonAllen LLP
("CLA")
Mike Crespini; 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.

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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 at least seventy-two hours prior to the meeting.

Approval of/Additions
To/Deletions from the Agenda: No changes.

Public Comments: None.

Consent Agenda: Director Parry moved that the Board approve the consent agenda comprising minutes of the December 5, 2022 special meeting, cash position updated December 2022, property tax schedule, and prior and current claims and director fees. The motion was seconded by Director Godden 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. He reported to the Board regarding continuing clean-ups being done in conjunction with snow melt. He noted that into February and March the ornamental grasses will be cut back. He reported on snow mold turf issues given the length of time in which the snow has remained on turf areas, noting it would be something to consider into spring.

Completed Work Orders: None.

Engineering Items -
Southgate Water Line(s)
Replacement Update: Mr. Goertz reported that commenting on February 1, 2023 pot holing actives to locate utilities will commence, with further work to proceed in March. Mr. Schmitz amplified Mr. Goertz's report as to timing. Mr. Crespin commented on the District's main line and potential impacts which may necessitate hand watering.

2022 Median Retuck: Mr. Goertz then reviewed with the Board of Directors the proposed 2024 plan for median retucking, including rebuilding several sections. He reviewed schematic drawings with respect

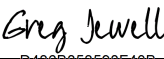
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	to the retrofitting needed to rebuild. Director Sippel inquired about potential future development in proximity to the prior “The Yard” proposed development area and Messrs. Goertz and Schmitz responded. Mr. Schmitz noted this section of Park Meadows Drive is on the City’s plan for repaving in 2024 and Mr. Goertz noted he was in contact with the relevant city staff. Director Parry asked about the longevity and Mr. Goertz reported on design changes intended to prolong the same
GIS Project:	Mr. Goertz noted Trip McLaughlin is going through the data to hone the scope and schedule. Mr. Urkoski reviewed the plan with the Board, encompassing an initial task order to divide the project into phases with each step in the project determined with ever increasing data.
Other:	None.
Manager’s Items - Other:	None.
Director’s Items - Lone Tree State of the City – February 28, 2023:	Lone Tree State of the City is upcoming on February 28, 2023. Mr. Urkoski inquired as to which Board members would like to attend and most of the Board expressed a desire to attend if possible. Director Sippel expressed a desire to update the agenda distribution list to eliminate out-of-date information and homeowners’ association representatives as a housekeeping matter.
Attorney Items - Review and Consider Approval of Third Amendment to Intergovernmental Agreement with Park Meadows Business Improvement District regarding Landscaping Services:	Ms. Seaver presented to and reviewed with the Board the Third Amendment to the Intergovernmental Agreement with Park Meadows Business Improvement District regarding Landscaping Services. After review and discussion, upon motion by Director Parry, second by Director Godden, and unanimous vote, the Board approved the Third Amendment to the Intergovernmental Agreement with Park Meadows Business Improvement District regarding Landscaping Services.
Other:	None.
Other Matters:	None.

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Adjournment:

There being no further business to come before the Board,
Director Sippel adjourned the meeting at 5:39 P.M.

DocuSigned by:


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Secretary