

RECORD OF PROCEEDINGS

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

Held: Monday, July 25, 2022, at 5:00 P.M., at the 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 Crespin; 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

RECORD OF PROCEEDINGS

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: Director Sippel noted there were no changes to the agenda.

Public Comments: None.

Consent Agenda: Director Godden moved that the Board approve the consent agenda comprising minutes of the June 27, 2022 regular meeting, cash position updated June 2022, property tax schedule, and prior and current claims and director fees. The motion was seconded by Director Parry and unanimously approved by the Board.

Financial Items: None.

Landscape Items -
Monthly Landscape
Maintenance Report: Mr. Crespin presented to the Board the Monthly Landscaping Report, reporting on ongoing maintenance services including turf fertilization and weed control. He noted the fall applications would be made in September or early October. He noted the lack of moisture recently and recommended a revive application to help the turf areas. Mr. Crespin then reported on shrub pruning and fertilization as well as the status of the tree pruning project. He reported on delayed ordering of plant materials for the perennial and shrub project and noted it would be completed within the next several weeks. As to irrigation, he commented on the hot, dry weather and a back flow at Fairways 39 wherein the backflow was shut down by Denver Water given the HOA's failure to test the backflow. He reported that it was quickly repaired.

Mr. Crespin then reviewed continued monitoring of the work at Yosemite and the C-470 Bridge and the Board discussed replanting similar to what is being done at Crooked Stick. Mr. Urkoski noted he reached out to the project manager for the C-470 Bridge Project and he would be added to the communications list. He then reported on Centennial Water and Sanitation moving to stage 1 drought restrictions.

RECORD OF PROCEEDINGS

Completed Work Orders: None.

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

1. BrightView Proposal for Revive Application in the amount of \$3,125.00;
2. BrightView Proposal for Crooked stick Landscape Improvement in the amount of \$12,163.00.

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

Other: None.

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

Mr. Goertz provided an update to the Board on the Southgate Water Line(s) replacement project, noting an August 4th preconstruction meeting was scheduled and that he would report back to the Board thereafter.

2022 Median Retuck:

Mr. Goertz provided an update to the Board on the 2022 median retuck project, noting the receipt of a single bid from Chancery Construction, Inc., noting the total for the 4 different roadways would be \$107,480.00, slightly over the engineers' estimate. Director Sippel commented on the general state of inflation and the Board concurred. Following Board discussion, Director Jewell moved that the Board of Directors approve awarding a contract for the 2022 median retuck project to Chancery Construction, Inc., in an amount not to exceed the sum of \$107,480.00. The motion was seconded by Director Sippel and approved unanimously by the Board of Directors.

Heritage-Enclave HOA
Update:

Mr. Goertz, reported on continued efforts to set a meeting with the Heritage Enclave HOA regarding their letter seeking PMMD consultation on certain concerns concerning irrigation matters and requesting that branches be trimmed near a high wall. The Board directed Mr. Goertz to continue to work on the meeting.

IMEG Proposal for GIS
Services in the amount of
\$8,640.00:

Mr. Goertz presented to the Board the IMEG proposal for GIS services in the amount of \$8,640.00. Mr. Urkoski agreed to review CLA's permanent files for shape files and to report back to the Board. The Board discussed the proposal and various GIS matters and considerations. Upon motion by Director Sippel

RECORD OF PROCEEDINGS

second by Director Murphy and unanimous vote, the Board approved the IMEG proposal for GIS services (exclusive of direct costs) in the amount \$10,000.00, subject to final contract approval by District Manager and General Counsel.

Other: None.

Manager's Items: None.

Director's Items: None.

Attorney Items -

Executive Session:

Director Sippel moved that the Board convene in 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 District mill levies and projects. Director Parry seconded the motion, which was unanimously approved by the Board at 5:52 P.M.

Ms. Seaver and Messrs. Urkoski, Crespin, and Goertz remained for the entire executive session.

Upon a motion by Director Sippel and seconded by Director Jewell the Board moved out of executive session and back into public session at 6:15 P.M.

Other Matters: None.

Adjournment: There being no further business to come before the Board, upon motion by Director Sippel second by Director Jewell and unanimous vote, the meeting was adjourned.

DocuSigned by:



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Secretary

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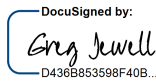
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Greg Jewell
 greg-jewell@outlook.com
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Signature



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Megan Liesmaki
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 Paralegal
 Icenogle Seaver Pogue, P.C.
 Security Level: Email, Account Authentication (None)



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