

RECORD OF PROCEEDINGS

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

Held: Monday, October 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
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 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 approximately 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 and the Board of Directors at least seventy-two hours prior to the meeting.

Approval of/Additions
To/Deletions from the Agenda:

No changes.

Public Comments:

Rick Soloman, 9568 La Quinta Drive in Lone Tree presented representing the Terra Ridge HOA. He noted he had two matters for the Board involving two tracts of land holding City Monuments. He provided some history regarding the tracts and the lack of Terra Ridge HOA budgeting for taking care of the tracts in question. He noted he was requesting assistance. He then mentioned a City of Lone Tree monument and a water line at Lone Tree and Timberline and his desire for others to maintain City Monument signs and related property. He then mentioned Terra Ridge HOA's funding of their wooden privacy fences along the western edge of their neighborhood. There are 35 residents' homes backing to the City's brick walls and they would like to see the walls reconstructed and/or fixed.

Consent Agenda:

Director Godden moved that the Board approve the consent agenda comprising minutes of the September 25, 2023 regular meeting, cash position updated October 2023, prior and current claims, and director fees. The motion was seconded by Director Murphy and unanimously approved by the Board.

Financial Items -

2024 Draft Budget:

Ms. Beacom reviewed with the Board the draft 2024 budget, noting she modeled two scenarios for 2024 one with Proposition HH passing and the other with Proposition HH not passing. Discussion among the Board ensued regarding the same, and the Board made various inquiries of Ms. Beacom.

Chancery Construction Inc.
invoice in the amount of
\$24,500.00:

This item was discussed below, under "Engineering Items."

Landscape Items -

Monthly Landscape

Mr. Crespin presented the Monthly Landscaping Report to the

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Maintenance Report:	Board, noting the season is winding down and leaf clean up commencement as well as the potential for winter watering as needed. He reported that the irrigation system will be shut down and winterized in advance of the coming drop in temperatures. Mr. Crespin reported revisiting injections for the trees in the spring.
Completed Work Orders:	None.
New Work Orders:	None.
Engineering Items - Southgate Water Line(s) Replacement Update:	Mr. Goertz provided an update to the Board on the Southgate Water Line(s), noting permanent asphalt has been placed and flagstone replacement has commenced. He reported on the need to closely monitor the work to ensure adherence to the specifications provided.
Median Retuck:	Mr. Goertz provided an update to the Board on the Median Retuck Project, noting Park Meadows drive is complete and the repairs on Quebec Street for the auto accident are also complete.
Updated Change Order No. 1 to the 2023 Median Reconstruction Contract with Chancery Construction Inc.:	Mr. Goertz reviewed with the Board the proposed contract amendment to the 2023 Median Reconstruction Contract with Chancery Construction Inc. Following review and discussion, upon motion by Director Jewell, second by Director Johnson, and unanimous vote, the Board approved the updated Change Order No. 1 to the 2023 Median Reconstruction Contract with Chancery Construction Inc. in an amount not-to-exceed the sum of \$24,500.00 with a corresponding term increase if needed.
Manager's Matters - Status update on coordination of Brick Wall Project:	Mr. Urkoski inquired of Mr. Schmitz regarding updates as far as coordination of the Brick Wall Project. The Board made various inquiries related to the same to which Mr. Schmitz responded. Mr. Schmitz offered to have the City draft a joint communication to Mr. Solomon related to the City's brick walls which would be approved by the District prior to sending.
Directors' Matters:	None.
Attorney Matters:	None.
Other Matters - Holiday Dinner:	Discussion ensued regarding scheduling the Holiday Dinner. Following discussion, the Board determined to schedule the

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Holiday Dinner on December 18, 2023 at Season's 52 for 6:30 P.M. with Sazon as a back-up.

Adjournment:

There being no further business to come before the Board, upon motion by Director Sippel, second by Director Jewell, and unanimous vote, the Board adjourned the meeting at 5:53 P.M.

DocuSigned by:

Michelle Murphy

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Secretary

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Client Number: A519508	
Source Envelope:	
Document Pages: 50	Signatures: 12
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
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Signer Events

Martha Sippel
 azuwrite@comcast.net
 President
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Signature

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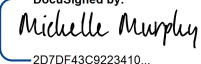
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Michelle Murphy
 Michelle-Murphy@comcast.net
 Secretary
 Security Level: Email, Account Authentication (None)

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Electronic Record and Signature Disclosure:

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Witness Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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