

RECORD OF PROCEEDINGS

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

Held: Monday, August 22, 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

Also present were:

Tamara K. Seaver; Icenogle Seaver Pogue, P.C.
Matt Urkoski & Nic Carlson; 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 5:00 P.M. The absence of Director Murphy was noted and excused.

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.

Approval of/Additions To/Deletions from the Agenda: Director Sippel noted there were no changes to the agenda.

RECORD OF PROCEEDINGS

Public Comments: None.

Consent Agenda: Director Jewell moved that the Board approve the consent agenda comprising minutes of the July 25, 2022 regular meeting, cash position updated July 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 -
June 30, 2022 Unaudited
Financial Statements: Ms. Beacom reviewed with the Board the June 30, 2022 unaudited financial statements. Following her review and Board discussion, upon motion duly made by Director Jewell, second by Director Sippel and unanimous vote, the Board accepted the June 30, 2022 unaudited financial statements, as presented.

Other: None.

Landscape Items -
Monthly Landscape
Maintenance Report: Mr. Crespin presented the Monthly Landscaping Report to the Board. He reported weekly services will continue until September and noted continued monitoring of turf weeds. He reported on completion of the majority of shrub pruning with additional work remaining along the medians in Yosemite, Lincoln, and Park Meadows Center Drive. He reported on tree pruning along Timberline following communication from Douglas County. Mr. Schmidt reported on the C-470 project and its projected completion. Mr. Urkoski noted he does receive project update emails and sends those along to Mr. Crespin and Director Sippel.

Completed Work Orders: None.

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

1. Proposal for Crooked Stick River Rock in the amount of \$1,985.00;
2. Proposal for Tree Pruning Along Timberline Rd in the amount of \$3,498.00;
3. Proposal for Tree Pruning and Removal on Timberline and Ptarmigan in the amount of \$4,442.00.

RECORD OF PROCEEDINGS

	The motion was seconded by Director Parry and unanimously approved by the Board.
Other:	Mr. Urkoski reported that he did send the invoice for the back flow testing to the manager for the Fairways HOA.
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 his attendance at the construction meeting on August 4, 2022 with TLowell. He reported work in Lone Tree will commence in 2023. The Board inquired as to completion and Mr. Goertz reported it was anticipated for November of 2023.
2022 Median Retuck:	Mr. Goertz provided an update to the Board on the 2022 median retuck project, noting Chancery will commence work in September of 2022.
Heritage-Enclave HOA Update:	Mr. Goertz provided an update to the Board regarding continued lack of communication from Heritage-Enclave HOA in response to attempts to set a discussion.
Other:	None.
Manager's Items:	None.
Director's Items - Discuss Potential Reschedule of October Board Meeting:	Mr. Urkoski inquired about rescheduling of the October Board meeting due to conflicts with the date. The Board discussed various dates, given busy schedules, and settled on October 28, 2022 at 9:00 a.m. for a special meeting via Microsoft Teams.
Attorney Items:	None.
Other Matters:	Ms. Sippel reported on the quarterly meeting with the City of Lone Tree, noting she and Mr. Urkoski learned of the upcoming City's Town Hall Meeting on October 12, 2022 from 7-9 pm at the Lone Tree Arts Center. Councilmember Anderson reported on a renewed focus on redevelopment around the City and the Board discussed the same.

RECORD OF PROCEEDINGS

Adjournment:

There being no further business to come before the Board,
Director Sippel adjourned the meeting at 5:42 P.M.

DocuSigned by:

Greg Jewell

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Secretary

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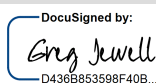
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	10/7/2022 6:05:20 PM
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