

## RECORD OF PROCEEDINGS

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### MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE PARK MEADOWS METROPOLITAN DISTRICT

Held: Friday, October 28, 2022, at 9:00 A.M., via video conference at [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MDBiNWMYNTMtNmNIMC00ODM2LWE00DYtOTI5MmVkYTFmMzAw%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDBiNWMYNTMtNmNIMC00ODM2LWE00DYtOTI5MmVkYTFmMzAw%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d); and via telephone conference at Dial-In: 720-547-5281; Conference ID: 294 030 850#.

Attendance:

A special 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 special meeting of the Board of Directors of the Park Meadows Metropolitan District at 9:00 A.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

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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 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 September 26, 2022 regular meeting, cash position updated September 2022, property tax schedule, and prior and current claims and director fees. The motion was seconded by Director Jewell and unanimously approved by the Board.

Financial Items -  
Draft 2023 Budget:

Ms. Beacom presented to and reviewed with the Board the 2023 draft budget. Discussion among the Board of Directors ensued regarding the same.

Landscape Items -  
Monthly Landscape  
Maintenance Report:

Mr. Crespin presented the Monthly Landscaping Report to the Board noting all mowing for the season was complete and his crews were moving onto fall cleanups, including pruning of perennials (other than the grasses) all of which will likely be complete near the end of November. He reported that winter tree watering would commence, likely once per month depending upon storm cycles and moisture as well as wrapping of smaller trees to prevent damage from freeze/thaw cycles. He then reported on the irrigation system shut down, noting that, once complete, his team would commence installation of the pressure regulator valve.

Other:

None.

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### Engineering Items -

Southgate Water Line(s)  
Replacement Update:

Mr. Goertz noted he anticipated construction activities commencing in early 2023.

2022 Median Retuck:

Mr. Goertz provided an update to the Board on the 2022 median retuck project, noting the contractor was working around the District. He then reported on the raised medians near Park Meadows Drive on Yosemite noting they were not performing well, likely due to grout thickness which he believes to be the largest contributing issue to the lack of performance. He recommended a rebuild of medians 12 and 13 to rectify the issue. The Board, Mr. Urkoski and Mr. Goertz discussed budget for the same. Ms. Seaver noted that, given the expected cost for the work, the District would have to put the contract out for bid. Further discussion ensued. Directory Parry inquired about comparing the costs of replacement with repair.

Director Sippel inquired as to the status of the multimodal pedestrian bridge and Mr. Goertz responded noting it may not be complete before the holidays given the road closures attributed to installation of large girders. Mr. Urkoski amplified these comments.

Other:

None.

### Manager's Items -

Discuss November Meeting  
Date:

Mr. Urkoski discussed with the Board options for November meeting dates and times, noting he would be out of town during the regular November Board meeting, offering to attend virtually or reschedule for the Board's convenience. Ms. Beacom noted she was also out and would have to participate virtually. The Board discussed holding a combined year-end and budget meeting in early December and determined to hold a special meeting on December 5<sup>th</sup> at 5:00 P.M.

Other:

None.

### Director's Items -

Other:

Director Sippel suggested discussing the holiday dinner and Director Jewell suggested holding the dinner on December 5<sup>th</sup> following the Board of Directors special meeting. Mr. Urkoski suggested Seasons 52 as the venue and the Board concurred.

### Attorney Items -

Other:

None.

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Other Matters:

None.

Adjournment:

There being no further business to come before the Board,  
Director Sippel adjourned the meeting at 9:33 A.M.

DocuSigned by:

*Greg Jewell*

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Secretary