

## RECORD OF PROCEEDINGS

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

Held: Monday, August 23, 2021 at 5:00 P.M. All participation in this meeting, including public participation, was by telephonic and/or electronic means. Microsoft Teams:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_OWZkYTMzNDMtOTFjYy00Y2IxLWI3N2EtMzg5ZDY3NWM3ODAy%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_OWZkYTMzNDMtOTFjYy00Y2IxLWI3N2EtMzg5ZDY3NWM3ODAy%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)

or Via Phone: 1-720-547-5281 Conference ID: 613 823 164#

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  
Bryan Glenn, Vice President  
Steve Parry, Treasurer  
Gary Godden, Secretary  
Greg Jewell, Assistant Secretary

Also present were:

Tamara K. Seaver; Icenogle Seaver Pogue, P.C.  
Matt Urkoski & Rebecca Gianarkis; CliftonLarsonAllen LLP  
Mike Crespin; BrightView Landscape Services, Inc.  
Taylor Goertz & Shelley Cobau; IMEG  
Donald W. Harvey Jr.; Atkinson-Noland & Associates, Inc.  
Seth Hoffman and Justin Schmitz; City of Lone Tree  
Jay Carpenter; Councilmember, City of Lone Tree  
Whitney Miller; Park Meadows Business Improvement District

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 5:00 P.M.

Directors Matters/Disclosure Matters:

None.

## RECORD OF PROCEEDINGS

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

Public Comments: None.

Consent Agenda: Director Glenn moved that the Board approve the consent agenda comprising minutes of the July 26, 2021 special meeting, cash position updated August 2021 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, noting the status of weekly maintenance items, weed work, and shrub pruning (excluding Russian Sage and other flowering shrubs which would be pruned when the blooms were spent). Mr. Crespin noted nothing more than normal sprinkler system breaks. He noted the inclusion of WeatherTRAK irrigation controllers' subscription information in the packet and the need for renewal. The subscription was discussed, and it was explained by Mr. Crespin that subscription renewal would be better addressed at the end of the watering season in October. The Board concurred and directed Mr. Urkoski to seek a simple extension of the current subscription through October 31, 2021, with Director Sippel having the authority to sign any necessary documents to effectuate the extension. Mr. Urkoski was also asked to bring back a renewal proposal. Mr. Crespin then reported on the needed modem upgrade for 7 controllers to Worry Free Wireless.

Finally, Mr. Crespin reported that he and Director Sippel would be driving the District in anticipation of the 2022 budget process. He and Director Sippel noted the goals of updating prior irrigation infrastructure and selecting resilient plant material.

New Work Orders:

Following Mr. Crespin's report, Director Godden moved approval of the following proposed work orders as presented.

1. Upgrading to Worry Free Wireless for Seven WeatherTRAK Controllers in an amount not to exceed \$2,778.00 and;

## RECORD OF PROCEEDINGS

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2. Cap Irrigation mainline and wires for 470 and Yosemite Bridge in an amount not to exceed \$4,100.

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

Other: None.

Engineering Items -  
Monthly Engineering  
Report/Update:

No general update was presented.

Brick Wall Study  
Update:

Mr. Goertz introduced Donald Harvey, P.E. from Atkinson-Nolan's & Associates, Inc. to present the final brick wall study to the Board of Directors. Mr. Harvey then noted he was working with Kyoto to input, within the City GIS software, the brick wall results to allow a type of "heat map" which will show the areas of distress. He then reviewed various repair/replacement alternatives for the various types of distress, including explaining the relative efficacy of the various actions noting that some would be more permanent and effective. He reviewed the various panels and their percentages of damage. He explained the distress is serious and pervasive. He then reviewed the pros and cons of the various repair or replacement actions which might be taken. Mr. Harvey noted replacement is the best options from a longevity and cost effectiveness perspective. Director Godden commented on the difficulties with brick matching and expressed the importance of factoring that into the Board's analysis. Director Sippel added that in addition to the costs of wall repair, there may be impacts to landscaping and irrigation which would need to be factored into cost estimates. Director Jewell asked about the timing the work and Mr. Harvey noted it would be dependent upon the size of the mason crew and it was likely the work would be phased over several years. Director Parry made several inquiries of Mr. Carpenter. Director Glenn inquired about the acceleration of degradation to be anticipated with no action and Mr. Harvey addressed the query.

2021 Median Re-Tuck  
Program Update:

Mr. Goertz provided to the Board an update on the 2021 median re-tuck program.

Other: None.

Manager's Items: None.

## RECORD OF PROCEEDINGS

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### Directors' Items -

Discuss Meeting Location  
for Next Board Meeting:

Mr. Urkoski addressed the Board and sought input regarding continued virtual meetings versus in-person meetings given the rapid acceleration of the COVID-19 Delta Variant. Director Glenn noted he was very supportive of virtual meetings given what is happening with the Delta Variant and the fact that people have young unvaccinated children and grandchildren and other family considerations. Director Sippel stated that she cannot hear people behind masks and that, with the break-through infection risk, supports considering safety. Director Jewell noted it was consistent with what various corporations are doing. Director Godden indicated he was fine with the virtual meetings, as did Director Parry.

Other:

Director Glenn announced he was moving within the next 2-3 months to a location outside of the District, which would render him ineligible to continue to serve on the Board. Director Sippel noted the Board would miss Director Glenn and his attentive and solid service and her sentiments were echoed by the other members of the Board.

### Attorney Items -

Executive Session:

Ms. Seaver reported that an executive session would not be needed and provided a brief update regarding the Board's evaluation of potential ballot language related to the brick walls and actions to culminate in an executive session during the September Board meeting.

Other:

None.

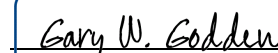
Other Items:

None.

Adjournment:

There being no further business to come before the Board, Director Sippel adjourned the meeting at 6:27 P.M.

DocuSigned by:



Secretary

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