

RECORD OF PROCEEDINGS

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

Held: Monday, September 28, 2020 at 5:00 P.M. All participation in this meeting, including public participation, was by telephonic and/or electronic means to preserve the health, safety, and welfare of the public in light of the imminent threat caused by the COVID-19 pandemic. Due to a system-wide outage of the Microsoft Teams meeting software, the meeting was held via Zoom Meeting:

<https://nam03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Fj%2F83184144558%3Fpwd%3DamlGbEw5MFZ4d04rYnB3TXo1cTRYZz09&data=02%7C01%7CMegan.Liesmaki%40claconnect.com%7C2128101a7172466f5bbc08d86402aa53%7C4aaa468e93ba4ee3ab9f6a247aa3ade0%7C0%7C0%7C637369310053673111&data=9K7gv3kP9wIpwzRq94FORxEnIJHxqhPvesMBwfr9BMQ%3D&reserved=0>

Meeting ID: 831 8414 4558 Passcode: 563742

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. All participation in this meeting was telephonic to preserve the Health, Safety, and Welfare of the public in light of the imminent threat caused by the COVID-19 Pandemic.

The following Directors were in attendance:

Martha Sippel, President
Steve Parry, Treasurer
Gary Godden, Secretary
Greg Jewell, Assistant Secretary

Also present were:

Tamara K. Seaver; Icenogle Seaver Pogue, P.C.
Taylor Goertz; IMEG
Matt Urkoski; CliftonLarsonAllen LLP (“CLA”)
Mike Crespin, BrightView Landscape Services, Inc.
Jay Carpenter; Councilmember, City of Lone Tree
Justin Schmitz; 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 5:00 P.M. The absence of Director Glenn was noted and excused by the Board.

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Directors Matters/Disclosure Matters: None.

Approval of/Additions To/Deletions from the Agenda: The Board had no changes to the September 28, 2020 agenda.

Public Comments: None.

Consent Agenda: The Board asked that the claims be removed from the consent agenda. Following the discussion, Director Parry moved that the Board approve the minutes of the August 24, 2020 special Board meeting, minutes of the September 14, 2020 budget workshop, cash position updated September 25, 2020 and director fees. The motion was seconded by Director Sippel and unanimously approved by the Board.

Director Sippel moved that the Board approve the current claims subject to removal of the GeoLens invoice. Director Jewell seconded the motion, which was unanimously approved by the Board.

Current Claims Following a short discussion, Director Sippel moved that the Board approve the current claims subject to removal of the GeoLens invoice pending the Board's executive session discussion. Director Jewell seconded the motion, which was unanimously approved by the Board.

Financial Items - Other No other financial items were presented or considered by the Board.

Landscape Items - Monthly Landscape Maintenance Report: Mr. Crespin addressed the Board of Directors and presented the monthly landscaping report to the Board, including discussion regarding weekly maintenance, and the modified mowing schedule commencing in October. Mr. Crespin reported that fall clean up would commence in November, depending on the timing of freezing weather. He then reported on Rocky Mountain Tree's removal of the dead trees as approved by the Board, and that two additional trees were identified for removal. He noted the completion of the Yosemite median construction project and the inclusion of low-growth plant material in the same due to sight line issues. Mr. Crespin reported that he will work with Director Sippel to formulate a recommended plan for spring projects, possibly including topdressing of rock and irrigation refurbishment given the age of the current materials.

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Work Orders:

The Board then reviewed a proposed work order from BrightView to prune primarily dead and damaged branches of ash trees along Lincoln Avenue and Yosemite Street, noting that action will be taken very soon due to imminent seasonal changes. Director Parry expressed his support of the proposal, noting the importance to the long-term health of the District's trees.

Upon motion by Director Parry, second by Director Godden, and upon vote unanimously carried, the Board approved the work order as presented in an amount not-to-exceed the sum of \$12,350.00.

Discuss 2021 Proposed
Landscape Maintenance:

Mr. Crespin presented for discussion the proposed 2021 landscape maintenance budget, noting an overall 2% increase to the maintenance contract. Mr. Crespin further noted that many of the preliminary budget items assume maintenance on the islands where irrigation enhancements are recommended. Finally, Mr. Crespin highlighted the contingency line item, noting its importance to account to the variability and accounting of storms. Director Sippel spoke to the strategic importance of thoughtfully replacing trees throughout the District, noting that the approach and proposed plan will not necessarily include one-for-one replacements in an attempt to be intentional, account for lines of sight, signs, etc., and ensure trees do not compete for nutrients if they are placed too close together. Mr. Jewell inquired on the multi-year-median plan. Mr. Crespin spoke to priority medians, such as Lincoln and Yosemite, within the context of impending budgetary considerations. However, he further noted that the expected timeline for enhancing all medians would likely be a two- to three-year process.

Discuss Adding Irrigation to
Southernmost Yosemite Street
Island:

Mr. Crespin discussed with the Board the addition of irrigation to the southernmost Yosemite Street median, emphasizing the age of the existing irrigation components in this median. Mr. Crespin noted that replacing this irrigation could benefit the quality and financial implications of any future plant material enhancements the Board may consider. Director Sippel added that this particular median could be a practical pilot project to test irrigation system upgrades, noting that the median is reflective of the broader aging infrastructure throughout the District.

Other:

None.

Engineering Items:

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Monthly Engineering Report/Update:

Mr. Goertz reviewed the monthly engineering report with the Board and provided an update.

Mr. Goertz highlighted the permit fees for the median re-tuck project in the list of this month's claims.

Mr. Goertz offered to tour various medians with Board members. The CLA team will coordinate with Mr. Goertz to schedule times with Board members.

Other Engineering items:

None.

Manager's Items -

Discussion Regarding Douglas County Multi-Modal Bridge:

Mr. Urkoski discussed with the Board the Douglas County multi-modal bridge, reporting that, according to Art Griffith, the project's bidding has been delayed until early 2021. Director Sippel requested to table this agenda item until the October 2020 Board meeting and the Board concurred. The item was then tabled by the Board.

Director's Items:

Results of SDA Annual Conference, September 23-25, 2020:

The Board discussed the 2020 Annual SDA Conference held virtually on September 23rd – 25th. Director Parry noted that he was unable to attend the live sessions but intended on watching the recordings. Director Sippel reported that several sessions she attended were relevant to ongoing issues PMMD is facing.

Discuss 2021 Regular Meeting Schedule and Location:

The Board discussed the 2021 regular meeting schedule and location of meetings. Director Sippel recommend that the Board maintain the current meetings schedule's date and time. The other Board members concurred.

Attorney Items – Other:

None.

Executive Session:

Director Sippel moved that the Board convene in Executive Session pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding the potential study of brick walls within District boundaries, as well as an agreement with GeoLens. Director Parry seconded the motion, which was unanimously approved by the Board at 5:54 P.M.

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Ms. Seaver, Mr. Urkoski and Mr. Crespin remained for the entire executive session. Mr. Goertz remained only during discussion regarding the brick walls and then left the meeting.

Upon motion by Director Jewell and second by Director Sippel the Board moved out of executive session and back into public session at 6:27 P.M.

Other Items:

None.

Adjournment:

There being no further business to come before the Board, Director Jewell moved that the Board adjourn. The motion was seconded by Director Parry and approved unanimously at 6:28 P.M.



Secretary