

## RECORD OF PROCEEDINGS

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

Held: Monday, July 26, 2021 at 5:00 P.M. at the Lone Tree Civic Center, 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  
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 and Carrie Beacom;  
CliftonLarsonAllen LLP  
Mike Crespin; BrightView Landscape Services, Inc.  
Taylor Goertz; IMEG  
Donald W. Harvey Jr.; Atkinson-Noland & Associates, Inc.  
Justin Schmitz; City of Lone Tree  
Jay Carpenter; Councilmember, City of Lone Tree  
Sharon Van Ramshorst; Resident

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 5:05 P.M.

Directors Matters/Disclosure Matters: None.

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

Public Comments: None.

Consent Agenda: Director Parry moved that the Board approve the consent agenda

## RECORD OF PROCEEDINGS

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comprising minutes of the June 28, 2021 special meeting, cash position updated July 2021 and current claims and director fees. The motion was seconded by Director Godden and unanimously approved by the Board.

### Financial Items -

Review and Accept  
Unaudited Financial  
Statements for June 30,  
2021:

Ms. Beacom reviewed with the Board the unaudited financial statements for June 30, 2021. Following review and upon a motion duly made by Director Sippel, seconded by Director Glenn and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for June 30, 2021.

Other:

None.

### Landscape Items -

Monthly Landscape  
Maintenance Report:

Mr. Crespin presented to the Board the Monthly Landscaping Report, reporting that weekly maintenance is ongoing and that weeds will be a continued focused, along with a spot spray of turf weeds and a revive application. He noted that 2021 has been a bad year from aphids and mites and that a second spray for them was completed and a third may be expected to control them. Mr. Crespin then reported on shrub pruning and irrigation system matters as well as the efficacy of the smart sheet system with the City for repair need reporting.

Mr. Crespin noted that capping of the irrigation components would need to be done in conjunction with the multi-model bridge project. Director Parry noted that the landscaping appears to be in very good shape and commended Mr. Crespin.

Proposed Work Order  
Tree Pruning:

Mr. Crespin reviewed with the Board the proposed work order for tree pruning.

New Work Order:

Following Mr. Crespin's report, Director Parry moved approval of the proposed work order for the following:

1. Tree Pruning Lincoln Avenue in an amount not to exceed \$9,858; and
2. Tree Pruning Yosemite in an amount not to exceed \$10,355; and
3. Tree Pruning Lone Tree Parkway including Carriage Club in an amount not to exceed \$9,460.

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

## RECORD OF PROCEEDINGS

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| Other:   | None.   |
| Engineering Items -<br>Monthly Engineering<br>Report/Update: | Mr. Goertz reviewed the monthly engineering report with the Board.  |
| Brick Wall Study<br>Update:                                  | <p>Mr. Goertz introduced Donald W. Harvey Jr., from Atkinson-Noland &amp; Associates, Inc. who then provided a presentation regarding the status of the brick wall study. He summarized the process of public communication to alert the community regarding the study and then reviewed photos, distress mapping and the grading program (i.e., repair prioritization). He then reported on the various types of distress within the grading program for the panels, taking into account the weighting and priorities, and reviewed the distress types with the Board.</p> <p>Following Mr. Harvey's report, Mr. Urkoski addressed the Board and announced Mr. Harvey would report back as the report is finalized. Director Sippel commended Mr. Harvey on his report and his use of samples to explain the issues to the Board.</p>                      |
| 2021 Median Re-Tuck<br>Program Update:                       | Mr. Goertz provided an update on the 2021 median re-tuck program to the Board noting that a single bid had been received from the District's prior contractor, Chancery Construction in an amount of \$270,258, excluding the right-of-way permitting costs which would be separate. Mr. Goetz reviewed the bid and recommended the Board of Directors award the contract for the 2021 median re-tuck project to Chancery Construction. The Board of Directors discussed the bid and related matters, including labor and supply shortages. Thereafter, Director Parry moved that the Board of Directors award the contract to Chancery Construction for the 2021 median re-tuck project comprising approximately 1,100 linear feet in an amount not-to-exceed \$270,258. The motion was seconded by Director Sippel and approved unanimously by the Board. |
| Other:   | None.   |
| Manager's Items:   | Mr. Urkoski reported on ballot question language status and the expectation that the language would be ready for the August meeting, thus alleviating the need for an executive session. Mr. Urkoski then echoed Director Sippel's comments on the efficiency of the smart sheet program implemented by the City.   |
| Director's Items -<br>Discuss SDA Conference:                | Discussion ensued among the Board regarding the 2021 Annual   |

## RECORD OF PROCEEDINGS

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SDA Conference held September 14-16, 2021 in Keystone, Colorado.

Other: None.

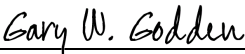
Attorney Items -  
Executive Session: Following brief discussion, the Board elected to table the executive session.

Consideration and Approval of Intergovernmental Agreement between Douglas County and the District regarding Financial Contribution toward Construction of C-470 Trail Multi-Modal Bridges over Yosemite Street and C-470 Westbound On-Ramp: Ms. Seaver reviewed with the Board the Intergovernmental Agreement between Douglas County and the District regarding Financial Contribution toward Construction of C-470 Trail Multi-Modal Bridges over Yosemite Street and C-470 Westbound On-Ramp. Following discussion and upon a motion duly made by Director Glenn, seconded by Director Jewell and, upon vote, unanimously carried, the Board approved the Intergovernmental Agreement between Douglas County and the District regarding Financial Contribution toward Construction of C-470 Trail Multi-Modal Bridges over Yosemite Street and C-470 Westbound On-Ramp in the form presented by general counsel.

Other: Director Parry inquired as to review for consulting contracts, fiduciary duties, and related matters. Mr. Urkoski and Ms. Seaver responded.

Other Items: None.

Adjournment: There being no further business to come before the Board, Director Sippel adjourned the meeting at 6:34 P.M.

DocuSigned by:  
  
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Secretary