

## 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, February 22, 2021 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.

Microsoft Team meeting:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YTg0ZjkxMTAtMGU2Zi00Y2MzLThjZWEtNjZmMzExMmQwNGJl%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_YTg0ZjkxMTAtMGU2Zi00Y2MzLThjZWEtNjZmMzExMmQwNGJl%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: 232 341 755#.

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; CliftonLarsonAllen LLP  
Gigi Pangindian; CliftonLarsonAllen LLP  
Mike Crespino; BrightView Landscape Services, Inc.  
Taylor Goertz; IMEG  
Seth Hoffman; City of Lone Tree  
Jay Carpenter; 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 5:02 P.M.

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### 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 comprising minutes of the November 17, 2020 and January 25, 2021 special meetings, cash position updated February 17, 2021 and current claims and director fees. The motion was seconded by Director Jewell and unanimously approved by the Board.

### Financial Items -

Other: None.

### Landscape Items -

Monthly Landscape Maintenance Report: Mr. Crespin addressed the Board of Directors and presented the Monthly Landscaping Report to the Board. He described spring cleanup commencement, noting winter watering of the trees was ongoing and that preemergent for weeds was being applied. He reported that other spring services will be the aeration and first turf fertilizer and emergent application. He reported that the irrigation system startup would begin in March/April as weather allows.

Approve Work Orders: None.

Approval of Fifth Amendment to BrightView's Landscape Streetscape Maintenance Agreement: Mr. Crespin reviewed the fifth amendment to Brightview's landscape maintenance agreement with the Board. Following Mr. Crespin's review and Board discussion, Director Jewell moved that the Board of Directors approve the fifth amendment to Brightview's landscape maintenance agreement, as presented. The motion was seconded by Director Glenn and approved unanimously by the Board

Other: None.

### Engineering Items -

Monthly Engineering Report/Update: Mr. Goertz reviewed the monthly engineering report with the Board. He reported on his inspection of the flagstone medians since the cold weather noting that though most areas appear to be in good shape but for some popping along Lincoln Avenue which he advised as being a historic trouble spot.

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Brick Wall Study  
Agreement Update:

Mr. Goertz provided an update on the brick wall study agreement to the Board noting that the District is awaiting a signed agreement from Atkinson-Noland and Associates.

2021 Median Re-Tuck  
Program:

Mr. Goertz reviewed the 2020 program, including reporting on areas 12 and 12 within the pilot area for the silicon-based filler. He noted it looks fine when driving at 40 mph, but when walking it the aesthetics were not as satisfying. Accordingly, he did not recommend proceeding with the silicon-based filler. He reported on his proposed 2021 median re-tuck program with the Board noting his recommendation to rebuild Medians 1 and 2 along Quebec, re-tuck, and then address the remainder. Director Glenn asked about the meaning of “re-build” and Mr. Goertz reported that current materials would be re-used where possible but that new material would likely be required. He also asked Mr. Crespin to look at the landscape location in proximity to the top of the wall and Mr. Crespin agreed to review that issue. Following board discussion Mr. Goertz sought Board approval to seek bids for rebuilding Quebec Sections 1 and 2 and re-tucking Park Meadows Drive, Sections 1 through 5. Director Glenn moved that the Board approve authorizing Mr. Goertz to seek bids as required. The motion was seconded by Director Godden and approved unanimously by the Board.

Other:

None.

Manager’s Items -  
Other:

Mr. Urkoski reported on median repair on Park Meadows Drive by Public Storage stemming from the car accident and District reimbursement in the amount of \$4,500 (the claim net of the District’s deductible). He noted that the Pool was pursuing the owner of the car under subrogation.

Director’s Items -  
Other:

None.

Attorney Items -

Approval of IGA with City  
of Lone Tree Regarding  
Financial Contribution  
Toward Milling and Overlay  
of Lincoln Avenue:

Ms. Seaver presented the IGA with the City of Lone Tree regarding financial contribution toward milling and overlay of Lincoln Avenue to the Board. Following Ms. Seaver’s review and Board discussion, Director Sippel moved that the Board of Directors approve the IGA with the City of Lone Tree, as presented. The motion was seconded by Director Glenn and approved unanimously by the Board. Mr. Hoffman and Mr. Carpenter thanked board for contribution and partnership.

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Executive Session:

Director Glenn moved that the Board convene in Executive session, pursuant to C.R.S., Section 24-6-402(4)(b) and Section 24-6-402(4)(e) for the purposes of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations related to potential engagement of a public relations consultant. Director Sippel seconded the motion, which was unanimously approved by the Board at 5:33 P.M.

Ms. Seaver and Mr. Urkoski remained for the entire executive session.

Upon motion by Director Sippel and second by Director Jewell the Board moved out of executive session and back into public session at 6:20 P.M.

Other Items:

Director Glenn suggested that the Board of Directors proceed with selection of a public relations consultant with the goal of looking toward a May 2022 election regarding brick walls. Following a short discussion, Director Glenn moved that the Board of Directors retain GBSM (through general counsel if desired) as the District's public relations consultant for brick wall matters and election, along with Mr. Penry as a sub consultant, focusing on a May 22, 2022 election and, further that the Board delegate the authority to Director Glenn to approve the final terms of the engagement consistent with the GBSM proposal and subject to the review and approval of the District's Manager and General Counsel. Director Parry seconded the motion which was thereafter unanimously approved by the Board of Directors.

Adjournment:

There being no further business to come before the Board, Director Sippel adjourned the meeting at 6:29 P.M.

DocuSigned by:

*Gary W. Godden*

Secretary

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