

RECORD OF PROCEEDINGS

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

Held: Monday, May 22, 2023, at 5:00 P.M., at City of Lone Tree Civic Center, Community Room A, 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
Gary Godden, Vice President
Greg Jewell, Secretary
Michelle Murphy, Assistant Secretary
Kim Johnson, Director

Also present were:

Tamara K. Seaver; Icenogle Seaver Pogue, P.C.
Matt Urkoski, Shauna D'Amato and Carrie Beacom;
CliftonLarsonAllen LLP ("CLA")
Mike Crespino; BrightView Landscape Services, Inc.
Taylor Goertz; IMEG
Justin Schmitz; City of Lone Tree
Mike Anderson; Councilmember, City of Lone Tree
Pam Kelly and 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 regular meeting of the Board of Directors of the Park Meadows Metropolitan District at approximately 5:01 P.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 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.

RECORD OF PROCEEDINGS

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 and the Board of Directors at least seventy-two hours prior to the meeting.

Approval of/Additions
To/Deletions from the Agenda:

No changes.

Administer Oaths of Office to
Greg Jewell and Kim Johnson:

Director Sippel, President of the Board, administered oaths of office to Mr. Jewell and Ms. Johnson. Thereafter, the Board welcomed Directors Jewell and Johnson as members of the Board of Directors.

Election of Officers:

The Board turned to the election of new officers and upon motion of Director Jewell, second by Director Murphy, and unanimous vote, the Board approved the following slate of officers:

President:	Martha Sippel
Vice President:	Gary W. Godden
Treasurer:	Greg Jewell
Secretary:	Michelle Murphy
Assistant Secretary:	Kim Johnson

Public Comments:

None.

C-470 Connector Trail:

Ms. Kelly addressed the Board regarding projects to improve the safety and flow of traffic. She noted Park Meadows Business Improvement District donated the land. She further reported on a funding deficit and the safety items likely to be value engineered out of the project without funding assistance. Mr. Schmitz then reviewed the history of the project and funding sources and the regional nature of the project. Mr. Schmitz noted inflation in imports increasing project costs and reported on the various contributing partners, requesting up to \$200,000 to complete the project. The Board discussed the project and asked various questions of Messers. Schmitz and Urkoski and Ms. Beacom. Following discussion, upon motion of Director Sippel, seconded by Director Jewell and, unanimous vote, the Board of Directors approved contributing an additional \$200,000 to the project.

RECORD OF PROCEEDINGS

Consent Agenda: Director Jewell moved that the Board approve the consent agenda comprising minutes of the April 24, 2023 regular meeting, cash position updated May 2023, prior and current claims and director fees. The motion was seconded by Director Sippel and unanimously approved by the Board.

Financial Items -
March 31, 2023 Unaudited Financial Statements: Ms. Beacom reviewed with the Board the March 31, 2023 unaudited financial statements. Following review, upon motion by Director Sippel, seconded by Director Godden, and unanimous vote, the Board of Directors accepted the March 31, 2023 unaudited financial statements, as presented.

Landscape Items -
Monthly Landscape Maintenance Report: Mr. Crespin presented the Monthly Landscaping Report to the Board, noting the following:

1. Weekly mow services have commenced and will be onsite Mondays and Tuesdays;
2. Turf fertilizer and weed control has been applied and will continue to be monitored;
3. Grub application has been completed;
4. Clean-up work from the heavy rains is needed off Crooked Stick and the swale on Centennial Ridge;
5. Deep root mycorrhizae will be completed the week of May 22;
6. Trees are slower coming out of dormancy this year. Director Sippel and Mr. Crespin will delay their drive-through until the trees are leafed out;
7. Irrigation system is up and running;
8. Backflow testing is scheduled for May 25 and 26;
9. Work at Yosemite and the 470 Bridge is complete;
10. GIS system is close to being fully functional.

Completed Work Orders: None.

New Work Orders: Following Mr. Crespin's report, Director Godden moved approval of the proposed work orders for the following:

1. BrightView Proposal for Storm Clean Up in the amount of \$928.00.

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

Engineering Items -
Southgate Water Line(s) Mr. Schmitz addressed the Board and provided an update

RECORD OF PROCEEDINGS

- Replacement Update: regarding the Southgate Water Line replacement, noting it is moving from north to south at a three-phase rate. He noted traffic impacts and gave details on the first phase and median impacts to the District.
- Median Retuck: Mr. Goertz provided an update to the Board on the Median Retuck Project, noting that Chancery is moving along with the project and commented on their progress. Following discussion, upon motion by Director Murphy, seconded by Director Johnson, and unanimous vote, the Board of Directors approved a Pay Application for Chancery in the amount of \$179,437.37.
- GIS Project: Mr. Goertz provided an update to the Board on the GIS project, noting the app is up and running. Director Sippel made comments regarding the same. Mr. Urkoski commended Mr. Goertz's team for their hard work on the GIS system.
- Manager Items: None.
- Director Items -
Developing iPad Policy: Ms. D'Amato reported on CLA's research regarding iPad replacements. The Board discussed the practice of iPad provision to Board members and decided to discontinue providing iPads to new Board members.
- Director Jewell left the meeting at 6:23 P.M.*
- Attorney Items: None.
- Other Matters: None.
- Adjournment: There being no further business to come before the Board, upon motion by Director Sippel, and unanimous vote, the Board adjourned the meeting.

Secretary