

RECORD OF PROCEEDINGS

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

Held: Monday, October 25, 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_YjYxNjJkZGYtNDU3YS00YWI4LWI3YzQtNTNjYWlxNjA0NjI0%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d or Via Phone: 1-720-547-5281, Conference ID: 392 859 712#.

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
Gary Godden, Secretary
Greg Jewell, Assistant Secretary

Also present were:

Tamara K. Seaver; Icenogle Seaver Pogue, P.C.
Matt Urkoski, Rebecca Mannie, Carrie Beacom & Gigi Pangindian; CliftonLarsonAllen LLP
Mike Crespin; BrightView Landscape Services, Inc.
Taylor Goertz; IMEG
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 5:01 P.M. The absence of Director Parry was noted and excused.

Directors Matters/Disclosure Matters: None.

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

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Public Comments: None.

Consent Agenda: Director Sippel moved that the Board approve the consent agenda comprising minutes of the September 27, 2021 special meeting, cash position updated October 2021, prior and current claims and director fees, acknowledgement of resignation of Director Bryan Glenn (effective October 14, 2021), with item “e” excluded as having already been approved. The motion was seconded by Director Jewell and unanimously approved by the Board.

Financial Items -

Financial Statements
2022 Draft Budget:

Ms. Beacom reviewed with the Board of Directors the year to date financial statements, noting a budget amendment would be needed for 2021 to amend the capital projects fund. She also reviewed the draft 2022 Budget with the Board. Director Jewell further inquired about the amendment needed for 2021 and Mr. Urkoski and Ms. Beacom provided explanation.

Other: None.

Landscape Items -

Monthly Landscape
Maintenance Report:

Mr. Crespin presented to the Board the Monthly Landscaping Report, noting the fall colors and working on fall clean-up as leaves continue to drop. Mr. Crespin reported on the previously approved Cottonwood removal and tree stump removal, stating the removals will take place during the first week of November. He further noted that the Muirfield aspen did appear to be located in the City right of way and indicated they would be removed with the other previously approved trees. He reported on a damaged irrigation controller in proximity to an accident on Park Meadows Center Drive near Marshalls and stated he will work to remedy the damage, including changing the power source if needed.

New Work Orders: None.

Other: None.

Engineering Items -

Monthly Engineering
Report/Update:

Mr. Goertz presented to the Board the monthly engineering report and reported that the Brick Wall Study would be presented to the City of Lone Tree and will take place during their second meeting in November. Mr. Goertz indicated that he reviewed the Atkinson Nolan report and he would like to share it with the

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Board and the City. The Board concurred.

2021 Median Re-Tuck Program Update: Mr. Goertz provided an update to the Board on the 2021 median re-tuck program.

Manager's Items: None.

Director's Items -
Updating Boundary Maps: Director Sippel addressed the Board regarding updating the District's boundary maps, on quality mapping of appropriate scale, following which the District could use the GIS files they have and move forward with another contractor.

Other: None.

Attorney Items -
Engagement of Community Resources Services of Colorado for May 2022 Election: Ms. Seaver reviewed with the Board the engagement letter from Community Resources Services of Colorado for May 2022 election services. Upon a motion by Director Jewell, seconded by Director Godden, unanimously carried, the Board approved engagement of Community Resources Services of Colorado for May 2022 election services.

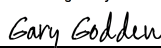
Executive Session: Director Jewell moved that the Board convene in executive session pursuant to C.R.S., Section 24-6-402(4)(b) for the purposes of receiving legal advice on specific legal questions related to elections which may pertain to the brick wall project and related matters. Director Godden seconded the motion, which was unanimously approved by the Board at 5:32 P.M.

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

Upon a motion by Director Sippel and seconded by Director Jewell the Board moved out of executive session and back into public session at 5:46 P.M.

Other Items: None.

Adjournment: There being no further business to come before the Board, Director Sippel adjourned the meeting at 5:47 P.M.

DocuSigned by:

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Secretary