

RECORD OF PROCEEDINGS

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

Held: Monday, March 28, 2022, at 5:00 P.M., at the City of Lone Tree Civic Center, Community Room A, 8527 Lone Tree Parkway, Lone Tree, Colorado.

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
Steve Parry, Treasurer
Gary Godden, Secretary
Greg Jewell, Assistant Secretary

Also present were:

Tamara K. Seaver; Icenogle Seaver Pogue, P.C.
Matt Urkoski & Shauna D'Amato; CliftonLarsonAllen LLP
("CLA")
Mike Crespin; BrightView Landscape Services, Inc.
Justin Schmitz; 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 5:03 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 Godden moved that the Board approve the consent agenda comprising minutes of the February 28, 2022 special meeting, cash position updated March 2022, property tax schedule, and prior and current claims and director fees. The motion was seconded by Director Parry and unanimously approved by the Board.

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Financial Items -

None.

Landscape Items -

Monthly Landscape
Maintenance Report:

Mr. Crespin presented to the Board the Monthly Landscaping Report. He noted all spring tree services are scheduled, including Ash Borer and Ips Beetles. He then reported that Brightview has commenced irrigation system activation and draining backflows to prevent damage until actual watering commences. He noted the car accident on Park Meadows Drive which was improperly tied into the irrigation controller for power which should not have been set up in that manner. He reported that his team will work on pricing to bring to the Board for correcting it and that the 8 station clock will need to operate on its own.

Mr. Crespin noted that weekly mowing services will commence in April for the season. Finally, Mr. Crespin described his evaluation regarding Mayor Millet's question about disrepair in the landscaping which is not the District's at the northeast corner of Lincoln and Yosemite. He noted that a water tap is not separately available, and it appears to present challenges with lack of control over the water in the area. Director Sippel noted she would visit with the Mayor.

Completed Work Orders:

None.

New Work Orders:

Following Mr. Crespin's report and review of the 2 landscape proposals, Director Jewell moved approval of the proposed work orders for the following:

1. BrightView Proposal for Top Dress and Turn Mulch in Medians in the amount of \$37,985;
2. BrightView Proposal for Top Dress Mulch in Tree Rings in the amount of \$16,980.

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

Other:

None.

Engineering Items -

Southgate Water Line(s)
Replacement Update:

In Mr. Goertz's absence, Mr. Urkoski inquired about Messrs. Goertz, Urkoski, and Crespin conducting a joint analysis regarding plant material in the medians to be impacted by the Southgate Water Line(s) replacement project. The Board

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concurred with the suggestion and directed Messrs. Goertz, Urkoski, and Crespin to pursue the same. Mr. Schmitz noted Southgate is aware of these items.

Other: None.

Manager's Items -

CliftonLarsonAllen LLP Master Services Agreement: Mr. Urkoski reviewed with the Board the Master Services Agreement with CliftonLarsonAllen LLP. Following discussion, upon motion duly made by Director Sippel, second by Director Jewell, the Board unanimously approved the Master Services Agreement with CliftonLarsonAllen LLP, as presented.

May Board Meeting Date: Mr. Urkoski addressed the May 16th calendar invitation which was sent because there are not usually five Mondays in May but this year there are five Mondays. The Board concurred with moving the May meeting to May 23, 2022 and directed Mr. Urkoski to proceed accordingly.

Other: Director Sippel mentioned the City of Lone Tree's State of the City on May 10, 2022, and the Board discussed various Board members and attendance at the same. Thereafter, Director Parry expressed his thoughts on the extensive sums of money being spent on the tuckpointing and the current materials in the medians. He expressed his belief that the physical detail of the hardscape is not as noticeable to cars traveling at actual speeds on Yosemite of about 40 mph. He expressed his opinion that expensive and detailed hardscape, while attractive, is not noticed by the general public at those speeds. Director Parry noted that detailed hardscape medians may be more appropriate for pedestrian walkways. He further noted the balance between utilitarian and aesthetic aspects of the medians should be considered in the future if replacement roadway median hardscape material occurs. Director Sippel noted that after multiple board discussions and shared board opinions about both the median hardscape and landscape, the board requested that Mr. Goertz and Mr. Crespin perform an engineering and landscaping review of the affected medians. Ms. Seaver advised that it would be complicated if not impossible to try to address different hardscape medians during the Southgate project because of the contracts and legal issues. Further discussion ensued and Mr. Crespin was directed to perform a plant count and irrigation component assessment.

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Director's Items -

Discuss Meeting Location for Next Board Meeting: Discussion ensued among the Board regarding the venue for the next Board meeting. Following discussion, the Board expressed their preference for in-person attendance.

Other: None.

Attorney Items -

Executive Session: The Board elected to table the executive session.

Other: None.

Other Matters: None.

Adjournment: There being no further business to come before the Board, Director Sippel adjourned the meeting at 5:48 P.M.

DocuSigned by:


Secretary