

RECORD OF PROCEEDINGS

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

Held: Monday, October 26, 2020 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_MDImNTY5MWQtMGE5MS00ZjZILTlmMWMtYmM4ZTNmMzc3ODQ1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22c398d374-fbf6-4a76-ab6b-94589dfe5aba%22%7d

or Via Phone: 1-720-547-5281 Conference ID: 591 949 972#

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. All participation in this meeting was telephone 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.

The following Directors were in attendance (via video/telephone conference)

Martha Sippel, President
Bryan Glenn, Vice President
Steve Parry, Treasurer
Gary Godden, Secretary
Greg Jewell, Assistant Secretary

Also present were (via video/telephone conference):

Tamara K. Seaver; Icenogle Seaver Pogue, P.C.
Mike Crespin; BrightView Landscape Services, Inc.
Taylor Goertz; IMEG
Jay Carpenter, Seth Hoffman and Justin Schmitz; City of Lone Tree
Matt Urkoski, Christine Harwell and Megan Liesmaki;
CliftonLarsonAllen LLP
Liza Patton, Homeowner
Rick Solomon, HOA representative

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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.
Directors Matters/Disclosure Matters:	None.
Approval of/Additions To/Deletions from the Agenda:	It was recognized that there were no changes to the October 26, 2020 Agenda.
Public Comments:	<p>Mr. Hoffman provided an update to the Board regarding the City's proposed Lincoln Avenue overlay project and noted lowered revenues and impacts to City budgets. He reported that the Lincoln Avenue project cost estimate was \$2.1 Million Dollars. He discussed the contribution made by Rampart Range Metropolitan District and efforts to meet with Heritage Hills Metropolitan District. He reported that OmniPark Metropolitan District was contributing \$25,000.</p> <p>Mr. Hoffman asked about the District's budget development for 2021. Director Parry expressed interest in participation subject to the other aforementioned districts also participating. Director Glenn noted his belief that the District should make decisions about participation in projects based on the merit of the project for the District's constituents, rather than upon which districts were participating in a particular project. Director Jewell asked about the level of participation being sought and Mr. Hoffman addressed the question noting past District participation in similar projects had been around \$250,000 to \$500,000. Mr. Urkoski noted the Board would be discussing this request and final District budget consideration would be in November.</p> <p>Ms. Harwell asked about the potential to use the City's emergency capital reserves and Mr. Hoffman responded that the City's goal was preserve as much of those reserves as possible for emergencies.</p>
Consent Agenda:	Director Sippel moved that the Board approve the consent agenda comprising: ratify minutes of the August 24, 2020 special meeting; ratify minutes of the September 14, 2020 budget workshop (as amended per Direction of the Board); approve minutes of the September 28, 2020 special meeting; ratify approval of cash position updated September 25, 2020; ratify prior claims and director fees; and approve current claims and director fees. The motion was seconded by Director Parry and

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unanimously approved by the Board.

Financial Items -

Acceptance of September
30, 2020 Unaudited
Financial Statements:

Ms. Harwell presented to the Board the September 30, 2020 unaudited financial statements. Following discussion and upon motion by Director Parry, second by Director Godden, and vote unanimously carried, the board accepted the September 30, 2020 unaudited financial statements as presented.

2021 Draft Budget:

Thereafter, Ms. Harwell presented the draft 2021 budget, and discussed various line items updated or changed pursuant to the 2021 budget workshop held on September 14, 2020. During her report, she noted that the general fund for the 2020 budget would need to be amended and that the brick wall study was included. Ms. Harwell noted that the open items for the 2021 budget comprised: (a) district participation in Lincoln Avenue overlay project with the City of Lone Tree and (b) the Douglas County C-470 multi-modal bridge. Mr. Jewell inquired about the brick wall study and Messrs. Urkoski, Schmidt, Ms. Seaver and Director Sippel commented on the recent discussion with the City. It was described that the City would handle public relations for the study and that Messrs. Schmidt and Goertz would update the previous study scope of work. Mr. Schmidt noted he was the project designee from the City and Ms. Seaver reported that the City requested input, but not decision-making authority, over candidates submitting in response the District's request for proposals for the project. Ms. Seaver noted she would work with the City Attorney regarding a short intergovernmental agreement to address the cooperation between the City and the District.

Landscape Items -

Monthly Landscape
Maintenance Report:

Mr. Crespin addressed the Board of Directors and presented the Monthly Landscaping Report. He noted weekend maintenance services were now in a modified fall/winter schedule and that his crews would be moving on to fall clean-ups pending snow melt, including pruning of trees and perennials. Mr. Crespin then reported on the commencement of winter watering as weather conditions dictate going forward and winterization of the District's irrigation system. He mentioned to the Board the rejuvenation of rock on southernmost median on Yosemite as well as irrigation related thereto.

Work Orders -

Ratify Approval of Tree
Pruning Fall 2020 -
\$12,350.00:

Upon motion by Director Glenn second by Director Godden and upon vote unanimously carried, the board ratified the Work Order for tree pruning for Fall 2020 in the amount of \$12,350.00.

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Other: None.

Engineering Items -

Monthly Engineering
Report/Update:

Mr. Goertz reported on the accident on Park Meadows drive adjacent to the storage area. Mr. Goertz reported that the pavers did protect the landscape but there was some damage to the top course of the pavers with the damage estimated at approximately \$5,500. Mr. Urkoski discussed options to pursue the driver's insurance company versus filing a claim under the District's insurance. The Board directed Mr. Urkoski to pursue a claim under the District's insurance policy.

Manager's Items -

Douglas County Multi-
Modal Bridge:

Mr. Urkoski discussed with the Board the Douglas County multi-modal bridge. Following Board discussion, the Board advised Ms. Harwell to include a \$100,000 contribution in 2021 to the multi-modal bridge in the draft 2021 District budget.

GeoLens Files Transition
Update

Mr. Urkoski updated the Board regarding GeoLens files transition, reported that links were received to the GeoLens shape files so the Board can move forward to select another vendor. Mr. Goertz offered to review the files and Mr. Urkoski agreed to forward the links. Ms. Seaver inquired as to desired procurement approach and timing and Director Sippel expressed a desire to discuss both in the Board's strategic planning session.

Other:

The Board confirmed they would like to meet for the November Board Meeting during the regularly scheduled meeting.

Director' Items:

2021 Meetings Update:

Mr. Urkoski noted the need to reserve space in the City Center for 2021 if physical space was desired for Board meetings. The Board discussed COVID issues and the 10-person capacity limit and the desire to remain safe. On that basis the Board elected to continue to meet virtually for all regular meetings until the pandemic's impacts reduce to a safer level.

Other:

Director Sippel expressed desire to engage in the strategic planning session and discuss some potential dates.

Director Sippel then noted the issues with the "Contact Us" area of the website. Ms. Sippel wanted to discuss what should be done going forward and how to respond. Mr. Urkoski indicated he believed it would be a simple fix for the link and he would work on correcting the issue.

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Attorney Items -

None.

Executive Session:

Director Sippel moved that the Board convene in Executive Session pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding the potential study of brick wall within District boundaries. Director Glenn seconded the motion, which was unanimously approved by the Board at 6:24 P.M.

Mss. Seaver and Harwell and Mr. Urkoski remained for the entire executive session.

Upon motion by Director Sippel and second by Director Godden the board moved out of executive session and back into public session at 7:10 P.M.

Other Items:

Ms. Harwell asked the Board for thoughts on the Lincoln Avenue project and Mr. Hoffman's request for participation from the District between \$250,000 and \$500,000 for the project. Director Glenn suggested the Board place \$500,000 in the District's 2021 budget and the Board concurred with including \$500,000 and provided direction to Ms. Harwell to do the same.

Adjournment:

There being no further business to come before the Board, Director Sippel moved that the board adjourn. The motion was seconded by Director Glenn and approved unanimously at 7:13 P.M.


Secretary