

RECORD OF PROCEEDINGS

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

Held: Monday, June 28, 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_N2E0N2ZhYmYtYjYxMy00ZmJhLTkxOTYtMmY1NTU1ZGZiZjU1%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: 210 914 715#.

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, Rebecca Gianarkis & Carrie Beacom;
CliftonLarsonAllen LLP
Mike Crespini; BrightView Landscape Services, Inc.
Taylor Goertz; IMEG
Seth Hoffman and Justin Schmitz; City of Lone Tree
Jay Carpenter; Councilmember, City of Lone Tree
Donald Harvey; Atkinson-Nolan & Associates
Ken Guckenberger; Kutak Rock LLP

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 5:00 P.M.

Directors Matters/Disclosure

Director Glenn's absence was excused, noting he would be

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Matters: missing the Board meeting due to his first day with a new employer.

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 May 17, 2021 special meeting, cash position updated June 2021, current claims and director fees, and invoice for Atkinson-Noland & Associates regarding Brick Wall Study in the amount of \$7,415.73. The motion was seconded by Director Godden and unanimously approved by the Board.

Financial Items -

Review and Accept Audited
Financial Statements for
Year Ended December 31,
2020: Ms. Beacom reviewed with the Board the audited financial statements for year ended December 31, 2020 noting the District received an unmodified audit opinion. Following review and upon a motion duly made by Director Parry, seconded by Director Sippel and, upon vote, unanimously carried, the Board accepted the audited financial statements for year ended December 31, 2020.

Other: None.

Landscape Items -

Monthly Landscape
Maintenance Report: Mr. Crespin presented to the Board the monthly landscaping report. Mr. Crespin advised that given the hot dry spring and then cooler wet weather there were some challenges with weed growth and that his crews and a detail porter are working to eliminate the weed proliferations. He then reported on the anticipated completion of Aphid and Mite sprays, noting the weather contributed to a worse than normal season for them as well as the weeds. Mr. Crespin mentioned for the Board the results of his drive with Director Sippel, inventorying the District's deciduous trees, which culminated in the proposed work order for removal of dead and dying trees. He noted he will present recommendations for tree pruning during the July Board meeting, that shrub pruning would commence in July as well and that flowering plants (Russian Sage) would not be pruned except encroachment upon walkways or roadways.

Mr. Crespin reported on the irrigation system and anticipated

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	<p>normal watering during the City of Lone Tree’s paving project over the summer. Mr. Crespin inquired as to the Douglas County C-470 Yosemite Bridge project which might mandate an irrigation cap for the District’s main line. Mr. Schmitz reported he believed the project was delayed until the fall of 2021. Finally, Mr. Crespin reported on HOA hiccups with failing to notify the District regarding watering modifications related to amended landscaping.</p>
Approve Work Orders:	<p>Mr. Crespin then presented a proposed work order for the removal of 20 dead and dying deciduous trees within the District for a not-to-exceed amount of 16,471.00. Director Jewell moved approval of the proposed work order as presented. The motion was seconded by Director Godden and approved unanimously by the Board.</p>
Other:	<p>Director Sippel asked about the tree on Lone Tree and Trotter and Mr. Crespin responded.</p>
Engineering Items - Monthly Engineering Report/Update:	<p>Mr. Goertz reviewed the monthly engineering report with the Board.</p>
Brick Wall Study Update:	<p>Mr. Goertz introduced Donald Harvey, from Atkinson-Nolan & Associates who then reviewed the project’s status including the citizen communications associated with the project for impacted citizens, the photography process, the distress mapping process for spalling, cracks, and the like. Mr. Harvey then reviewed with the Board of Directors the types of distress encountered thus far. Director Parry inquired regarding efflorescence cleaning and Mr. Harvey responded. Thereafter he provided some initial impressions and preliminary results to the Board reporting that there is dramatically more sagging and cracking than 8-10 years ago, cap and top of column spalling is extremely widespread and horizontal cracking within and beneath the caps are very common. Mr. Goertz amplified Mr. Harvey’s comments following which Mr. Harvey reported that rates of deterioration are accelerating, and panel replacement rather than more localized repairs will be warranted in many cases as well as cap replacement. Mr. Harvey noted each panel will be given a grade based on weighted distress factors to hopefully produce a heat map uploaded into the District’s GIS software. Mr. Harvey reported that recommendations will be forthcoming with more clarity in July and August.</p>
2021 Median Re-Tuck	<p>Mr. Goertz reported that no bids were received for the 2021</p>

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Program Update:	median re-tuck program and that he recommended doubling his efforts to obtain bids and try to re-solicit.
Ratify Approval of Amendment to Contract with ANA regarding Fairways Wall:	Upon a motion duly made by Director Sippel which was seconded by Director Parry and approved unanimously; the Board ratified approval of the amendment to contract with ANA regarding the Fairways Wall.
Other:	None.
Manager's Items:	None.
Director's Items - FYI – County Looks to Buy Sweetwater and Toepfer Parks:	Director Sippel reviewed with the Board the informational item regarding the county looking to buy Sweetwater and Toepfer Parks.
Discuss Meeting Preferences:	Director Sippel then confirmed that all Board members and consultants were comfortable with in-person meetings for the foreseeable future. It was so confirmed.
Other:	Councilmember Carpenter noted that the City is watching the Sweetwater/Toepfer park sale, and that the City is interested in it as well. Mr. Schmitz reported on the overlay of Lincoln Avenue.
Attorney Items - Executive Session:	Director Sippel 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 6:12 P.M. Ms. Seaver, Mr. Urkoski, and Mr. Guckenberger remained for the entire executive session. Upon a motion by Director Parry and seconded by Director Godden the Board moved out of executive session and back into public session at 6:41 P.M.
Other:	None.
Other Items:	None.
Adjournment:	There being no further business to come before the Board, Director Sippel adjourned the meeting at 6:41 P.M.

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DocuSigned by:

Gary W. Godden

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Secretary