

RECORD OF PROCEEDINGS

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

Held: Monday, June 27, 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 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
Steve Parry, Treasurer
Michelle Murphy, Assistant Secretary

Also present were:

Tamara K. Seaver; Icenogle Seaver Pogue, P.C.
Matt Urkoski, Carrie Beacom & Shauna D'Amato;
CliftonLarsonAllen LLP ("CLA")
Mike Crespin; BrightView Landscape Services, Inc.
Taylor Goertz; IMEG
Justin Schmitz; City of Lone Tree

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 5:00 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.

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

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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 at least seventy-two hours prior to the meeting.

Upon motion duly made by Director Sippel, second by Director Parry, and unanimous vote, the Board of Directors excused the absence of Director Jewell.

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 23, 2022 regular meeting, cash position updated June 2022, property tax schedule, and prior and current claims and director fees. The motion was seconded by Director Godden and unanimously approved by the Board.

Financial Items -
December 31, 2021 Audited
Financial Statements: Ms. Beacom presented to and reviewed with the Board the December 31, 2021 Audit performed by Haynie & Company. Following review and Board discussion, Director Sippel moved to approve the 2021 Audit and authorize its public release, all subject to review by general counsel. The motion was seconded by Director Parry and approved unanimously by the Board.

Ms. Beacom then discussed rates for certificates of deposit noting they were still less than ColoTrust.

Other: None.

Landscape Items -
Monthly Landscape
Maintenance Report: Mr. Crespin presented to the Board the Monthly Landscaping Report, noting ongoing weekly maintenance services, turf weed remediation and rock bed clean-up. He then reported that shrub pruning, and fertilization will commence in July. Mr. Crespin then advised the Board that his team is seeing aphids and mites and treatment for the same is scheduled for mid-July. He reported on his assessment, with Director Sippel, of tree pruning needs, dead tree removal and need to median infill plantings and dead shrub removal as well as irrigation matter. He then reviewed items comprising the proposals in the meeting packet.

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Mr. Urkoski asked Mr. Crespin to break out the storm damaged portioned of the proposal for tree work and Mr. Crespin agreed to do that so that Mr. Urkoski's team can seek insurance reimbursement. Director Sippel stated that due to PMMD's harsh arid desert climate and difficult median conditions for trees and plants, she and Mr. Crespin are adding several hardy shrub and perennial plant species along with different (and some smaller) tree species. These are recommended in the [Front Range Tree Recommendation List](#) prepared by experts from ASLA (American Society of Landscape Architects), CNGA (Colorado Nursery and Greenhouse Association), Colorado State University Extension (CSU Extension); and the Colorado Tree Coalition (CTC).

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 Tree Pruning, Removal and Storm Damage in the amount of \$38,907.00;
2. BrightView Proposal for 2022 Median Plant Infill in the amount of \$68,687.00.

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

Mr. Urkoski informed the Board that the controller on Park Meadows Drive was approved by the CSD Pool for replacement in the amount of approximately \$3,900. He thanked Mr. Schmitz for providing a copy of the police report.

Engineering Items -
Southgate Water Line(s)
Replacement Update:

Mr. Goertz noted he had not heard anything from Southgate regarding the Southgate Water Line(s) replacement project and Mr. Schmitz echoed his comment.

2022 Median Retuck:

Mr. Goertz provided an update to the Board on the 2022 median retuck project, providing a menu of locations with pricing and engineer estimates for the same. Discussion among the Board ensued, and Director Sippel inquired as to the costs compared to budget. Mr. Goertz noted these were well within the 2022 budget. The Board directed him to publish for bids to be presented during the July 2022 Board meeting.

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Heritage-Enclave HOA Update:	Mr. Goertz note efforts to set an on-site meeting continue. Mr. Crespin echoed the comment.
Other:	None.
Manager's Items:	None.
Director's Items:	None.
Attorney Items - Report on Status of District Mill Levy:	As per Board Direction at the May Board of Directors Meeting, Ms. Seaver reported generally to the Board regarding the status of the District's mill levy in light of the adoption of the District's strategic plan, noting she would present an executive-session level briefing in July. Following Board discussion and questions to Ms. Seaver and Mr. Urkoski, the Board asked Ms. Seaver to begin evaluating a potential May 2023 TABOR election to ensure continuity of the current 6.387 general fund mill levy, with no increase or change to the current mill levy for the purpose of (1) allowing continued support for the City of Lone Tree and Douglas County capital projects of import to District taxpayers and (2) to support the Board's strategic plan.
Other Matters:	Mr. Schmitz reported that the City's various paving work is complete, save for Teton Court and that Teton Court will be done before the July 4 th Holiday. The Board asked various questions and Mr. Schmitz responded to the same.
Adjournment:	There being no further business to come before the Board, upon motion by Director Sippel, the meeting was adjourned at 5:42 P.M.

DocuSigned by:

Greg Jewell

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Secretary