

RECORD OF PROCEEDINGS

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

Held: Monday, May 23, 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
Steve Parry, Treasurer
Gary Godden, Secretary
Greg Jewell, Assistant Secretary
Michelle Murphy, Director

Also present were:

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

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Board of the Heritage Estates HOA. This disclosure is associated 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.

Approval of/Additions
To/Deletions from the Agenda:

Director Sippel moved to approve the meeting agenda with the removal of Item VII(B). It was seconded by Director Jewell and approved unanimously by the Board.

Consider Appointment of
Officers:

The Board turned to the election of new officers and upon motion of Director Parry, second by Director Sippel, and unanimous vote, the Board approved the following slate of officers:

President	Martha Sippel
Vice President	Gary W. Godden
Treasurer	Steve Parry
Secretary	Greg Jewell
Assistant Secretary	Michelle Murphy

Public Comments:

Mr. Schmitz reported on City paving, commencing on June 6th, for a number of City Streets.

Consent Agenda:

Director Godden moved that the Board approve the consent agenda comprising minutes of the April 25, 2022 special meeting, cash position updated May 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.

Financial Items -
March 31, 2022 Unaudited
Financial Statements:

Ms. Beacom presented to and reviewed with the Board the March 31, 2022 unaudited financial statements. Director Jewell inquired about evaluating the District's investments given the higher interest rates. Ms. Beacom noted the suggestion and indicated she would bring back recommendations in June. Following reviewing and discussion, upon motion duly made by Director Jewell, second by Director Sippel and unanimous vote, the Board accepted the March 31, 2022 unaudited financial statements, as presented.

Landscape Items -
Monthly Landscape
Maintenance Report:

Mr. Crespin presented to the Board the Monthly Landscaping Report, noting weekly services were ongoing but delayed for this

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week due to the snow event. He noted all spring services were complete, inclusive of grub control, Ash Borer and Ips Beetle applications as well as deep root Mycorrhizae application. He reported on damaged/broken limbs due to the storm and efforts to clean up that damage. He then reported on mulching and the difficulty of obtaining mulch at present.

Completed Work Orders: None.

New Work Orders: None.

Engineering Items -

Southgate Water Line(s)
Replacement Update:

Mr. Goertz provided an update to the Board on the Southgate Water Line(s) replacement project and his review of updated plans which include minimum median impact, at least until construction commences. He further noted they are boring under Park Meadows Drive and that the boring will avoid median issues accordingly.

Median Inspection:

Mr. Goertz provided an update on the median inspection with reference to his report. He reported that on Yosemite there were a surprising number of stones to be addressed, in addition to Park Meadows Drive and a few other locations. Mr. Goertz noted the 2022 budget for re-tucking and his current belief that most of the budget would be needed for re-tuck. Director Parry inquired as to the highest priority and Mr. Goertz noted it was likely Yosemite and he would also work on Lone Tree Parkway. The Board asked Mr. Goertz to work up a menu of locations with pricing and engineer's estimates for the same, all for Board consideration in June.

Manager's Items -

Strategic Plan:

Mr. Urkoski presented to and reviewed with the Board the District's strategic plan for 2022. Discussion among the Board of Directors ensued. Following discussion, upon motion duly made by Director Parry, second by Director Sippel and unanimous vote, the Board approved the strategic plan, as presented.

Inquiry from Heritage-
Enclave HOA:

Director Sippel commended the Board on working on the Strategic Plan. Thereafter the Board discussed a letter received from the Heritage Enclave HOA seeking PMMD consultation on certain concerns regarding irrigation matters and requesting that branches be trimmed near a high wall. Ms. Seaver noted that the irrigation issue had previously been evaluated by PMMD and its engineers with a finding that PMMD's irrigation did not

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contribute to issues regarding which the HOA was concerned. Further Board discussion ensued, and in order to respect the HOA's concern, the Board directed Messrs. Goertz and Crespin to re-evaluate the issue and report back to the Board. The Board then discussed the trees in question, and it was noted that the wall in question is extremely high and would prohibit access to any private properties. .

Other: Director Parry inquired as to a District dinner over the Summer. Following Board discussion, the Board requested Mr. Urkoski to seek dates for the dinner.

Director's Items - None.

Attorney Items -
Executive Session: Director Sippel moved that the Board convene in executive session pursuant to Section 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 related to landscape maintenance at the Yosemite St. right-of-way near the Enclave HOA. Director Jewell seconded the motion, which was unanimously approved by the Board at 5:32 P.M.

Ms. Seaver and Messrs. Urkoski, Crespin, and Goertz remained for the entire executive session.

Upon a motion by Director Sippel and seconded by Director Parry the Board moved out of executive session and back into public session at 5:53 P.M.

Inquiry from Heritage-
Enclave HOA: Following brief Board direction, the Board of Directors directed Mr. Urkoski to respond. Director Parry abstained from providing input regarding this matter.

Other Matters: None.

Adjournment: There being no further business to come before the Board, upon motion by Director Godden, second by Director Jewell, and unanimous vote, the meeting was adjourned.

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