

RECORD OF PROCEEDINGS

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

Held: Monday, December 20, 2021 at 5:00 P.M. All participation in this meeting, including public participation, was by telephonic and/or electronic means. Microsoft Teams: <https://teams.microsoft.com/l/meetup-join/19%3ameeting-ODNmMGE3YmYtYzFiNS00YmNILWI4YzAtNTFiOGQ5MGViYzJl%40thread.v2/0?context=%7b%22id%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%229bf4c29b-a9c8-46b4-a6c0-c1ed7cba4824%22%7d> or Via Phone: 1-720-547-5281, Conference ID: 730 052 123#.

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, Carrie Beacom & Rebecca Mannie;
CliftonLarsonAllen LLP (“CLA”)
Mike Crespino; BrightView Landscape Services, Inc.
Taylor Goertz; IMEG
Seth Hoffman and Justin Schmitz; City of Lone Tree
Jay Carpenter; Councilmember, City of Lone Tree
Pamela Schenck-Kelly and Whitney Miller; Park Meadows
Business Improvement District

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 Matters: None.

Approval of/Additions Director Sippel noted there were no changes to the agenda.

RECORD OF PROCEEDINGS

To/Deletions from the Agenda:

Public Comments: None.

Consent Agenda: Director Godden moved that the Board approve the consent agenda comprising minutes of the November 15, 2021 special meeting, cash position updated November 2021, prior and current claims and director fees, and the 2022 insurance policy. The motion was seconded by Director Parry and unanimously approved by the Board.

Financial Items: None.

Landscape Items -
Monthly Landscape
Maintenance Report: Mr. Crespin presented to the Board the Monthly Landscaping Report, noting fall clean up continues with grasses and Russian Sage pruning expected to commence in late February. He reported that he had not seen tree damage due to the recent winds. He reported on winter watering and the mite control work order he will bring back in January due to the very dry conditions. He then discussed the replacement of the approved stop and waste controllers and related matters.

Other: None.

Engineering Items -
Monthly Engineering Report Mr. Goertz presented to the Board the monthly engineering report and reported on the meeting with the City of Lone Tree last week, noting the City will reach out to the homes in the study area to let them know of the study's completion. Mr. Goertz provided an update to the Board on the 2021 Median Re-Tuck Program, noting it was complete and final invoices were in the packet. He reported that the project essentially wipes out existing infrastructure and plant materials in all 3 medians and noted the projected timeline for the project will commence in approximately July of 2022, given pipe material delays, and conclude (with a holiday recess to protect the Park Meadows Mall) in mid-2023.

Other: None.

Manager's Items -
Southgate Water Line(s)
Replacement: Mr. Urkoski reported on the City's communications with Southgate on a very large water line replacement impacting 3 medians on Yosemite. Mr. Goertz then reviewed with the Board the scope of the project, encompassing replacement of 2 existing

RECORD OF PROCEEDINGS

12-inch water lines with a 20-inch line and a 12-inch line. He reported that comments were made regarding median impacts on the District's behalf, and it became clear that the result of the project will be significant impacts to 3 medians on Yosemite in which the project is anticipated to take out all 3 medians, hardscape, plant material and irrigation systems.

Board discussion ensued.

Other: None.

Director's Items -
Discuss Meeting Location for Next Board Meeting: Discussion ensued among the Board regarding the location for the next Board meeting. Following discussion, the Board expressed their preference for virtual meetings into the near future.

Other: None.

Attorney Items -
Election Services Agreement by and Between the District and Community Resource Services of Colorado, LLC: Ms. Seaver reviewed with the Board the Election Services Agreement by and Between the District and Community Resource Services of Colorado, LLC. Upon motion by Director Parry, second by Director Jewell and unanimous vote, the Board of Directors approved the Election Services Agreement by and Between the District and Community Resource Services of Colorado, LLC.

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 Parry seconded the motion, which was unanimously approved by the Board at 5:35 P.M.

Ms. Seaver and Mr. Urkoski remained for the entire executive session.

Upon a motion by Director Parry and seconded by Director Jewell the Board moved out of executive session and back into public session at 5:52 P.M.

Other: None.

Other Matters: Mr. Urkoski noted the annual holiday event will be held on January 5, 2022 at Season's 52 at 6:00 P.M.

RECORD OF PROCEEDINGS

Adjournment:

There being no further business to come before the Board,
Director Sippel adjourned the meeting at 5:55 P.M.

DocuSigned by:
Gary Godden

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Secretary