

RECORD OF PROCEEDINGS

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

Held: Monday, March 27, 2023, at 5:00 P.M., at City of Lone Tree Civic Center, Community Room A, 8527 Lone Tree Parkway, Lone Tree, Colorado; via video conference at [https://teams.microsoft.com/l/meetupjoin/19%3ameeting_MjExYzFkNTEtZjEyYS00ZjI4LWFjZTEtMWQ0YmFmOGNjNGU5%40thread.v2/0?context=%7b%22Tid%22%3a%224aa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d](https://teams.microsoft.com/l/meetupjoin/19%3ameeting_MjExYzFkNTEtZjEyYS00ZjI4LWFjZTEtMWQ0YmFmOGNjNGU5%40thread.v2/0?context=%7b%22Tid%22%3a%224aa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d;); and via telephone conference at Dial-In: 1-720-547-5281, Conference ID: 997 053 038#.

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
Gary Godden, Vice President
Steve Parry, Treasurer
Greg Jewell, Secretary
Michelle Murphy, Assistant Secretary

Also present were:

Tamara K. Seaver; Icenogle Seaver Pogue, P.C.
Shauna D'Amato and Nic Carlson; CliftonLarsonAllen LLP
("CLA")
Mike Crespino; BrightView Landscape Services, Inc.
Paige Coufal; IMEG
Justin Schmitz; City of Lone Tree
Jay Carpenter; Committee Supporting Ballot Issue 6(A)

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:

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

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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 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:

No changes.

Public Comments:

Jay Carpenter addressed the Board of Directors and noted he was present representing the committee supporting Ballot Issue 6(A) and he reported on the committee's work. Ms. Seaver then reported on the conduct of the election.

Consent Agenda:

Director Parry moved that the Board approve the consent agenda comprising minutes of the February 27, 2023 regular meeting, cash position updated March 2023, prior and current claims and director fees. The motion was seconded by Director Jewell and unanimously approved by the Board.

Financial Items -

Consider Action on Updated Bank and Certificate of Deposit(s) Interest Rate Information: Item tabled.

Landscape Items -

Monthly Landscape Maintenance Report:

Mr. Crespin presented the Monthly Landscaping Report to the Board and reported pre-emergent applications to turf and rock-beds as well as mowing commencement the week of April 17, 2023 as well as fertilizer applications. He reported on activation of the irrigation system and matters related thereto. He then reviewed site policing and reported that the C-470 Bridge was nearing completion and he and Director Sippel will be evaluating for remediation efforts in conjunction with final project completion.

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Completed Work Orders: None.

New Work Orders: Following Mr. Crespin's report, and review of each of the proposals in the meeting packet, Director Godden moved approval of the proposed work orders for the following:

1. BrightView Proposal for Top Dress and Turn Mulch in Medians in the amount of \$38,224.00;
2. BrightView Proposal for Top Dress Mulch in Tree Rings in the amount of \$17,585.00;
3. BrightView Proposal for Evergreen Gypsum Application in the amount of \$2,800.00;
4. BrightView Proposal for Spring 2023 Grub Application in the amount of \$5,900.00.

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

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

Ms. Coufal provided an update to the Board on the Southgate Water Line(s), in Mr. Goertz's absence.

Median Retuck:

Ms. Coufal provided an update to the Board on the Median Retuck Project, noting the bid opening with one bidder, Chancery Construction in the amount of \$520,952.52. She noted the inflationary cost increases in materials was responsible for the increased pricing and provided options for sectioning the project if desired by the Board. The Board discussed at length the project, the cost increases, expenses associated with the current medians, and various related matters including alternative designs for all District medians. Director Sippel moved that the Board approve award of the contract to Chancery Construction, Inc. only under the condition that the work be performed as expected on a time and materials basis with \$468,857.27 as an outside not-to-exceed contract amount, which amount recognizes a 10% discount on the bid amount in consideration for the District awarding all packages. Director Murphy seconded the motion which was unanimously approved by the Board.

GIS Project:

None.

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Manager Items: None.

Director Items: None.

Attorney Items: None.

Other Matters: None.

Adjournment: There being no further business to come before the Board,
Director Sippel adjourned the meeting.

DocuSigned by:

Greg Jewell

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Secretary

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Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/26/2023 12:26:07 PM
Certified Delivered	Security Checked	4/27/2023 10:05:09 AM
Signing Complete	Security Checked	4/27/2023 10:05:40 AM
Completed	Security Checked	4/27/2023 10:05:40 AM

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