

RECORD OF PROCEEDINGS

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

Held: Monday, February 25, 2019 at 5:00 P.M. at the Lone Tree Civic Center, 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, with the following directors in attendance:

Sharon Van Ramshorst
Steve Parry
Martha Sippel
Bryan Glenn

Director Gary Godden was absent (*absence excused*)

Also present were:

Seth Hoffman; City of Lone Tree
Mike Crespin; Brightview Landscape Services, Inc.
Taylor Goertz, IMEG
Tamara Seaver, Icenogle Seaver Pogue, P.C.
Megan Liesmaki and Chuck Reid, CliftonLarsonAllen LLP

Call to Order/Declaration of Quorum:

Director Van Ramshorst, noting the presence of a quorum, called to order the regular meeting of the Board of Directors of Park Meadows Metropolitan District at 5:00 P.M.

Directors Matters/Disclosure Matters:

Director Parry moved that the Board of Directors excuse Director Godden's absence. The motion was seconded by Director Sippel and approved unanimously by the Board.

Public Comments:

None.

Changes to and Approval of Agenda:

Director Sippel moved that the mission and vision discussion be moved to "other items" at the end of the meeting. The motion was seconded by Director Glenn and approved unanimously by the board.

Consent Agenda:

Director Sippel moved to approve the consent agenda comprising minutes of the January 28, 2019 regular meeting, cash position updated February 22, 2019 and current claims and

RECORD OF PROCEEDINGS

director fees The motion was seconded by Director Parry and unanimously approved by the Board.

Public Hearing on 2018
Budget Amendment:

Director Van Ramshorst opened the public hearing on the 2018 Budget Amendment and, recognizing no members of the public were present with comments on the budget, closed the public hearing. Mr. Reid reviewed the tuck point repairs and other changes to the original capital projects fund budget of \$2,151,000, noting the capital projects fund 2018 budget requires amendment and appropriation of funds in the total amount of \$2,225,000.

Financial Items:

Resolution No. 2019-02-01
to Amend 2018 Budget:

The Board reviewed Resolution 2019-02-01 to Amend the 2018 Budget, Director Parry made a motion to approve Resolution 2019-02-01 with the capital projects fund appropriation in the total amount of \$2,225,000. The motion was seconded by Director Sippel and upon vote the motion carried unanimously.

Landscape Maintenance:
January Landscape
Maintenance Report:

Mr. Crespin, noted snow had delayed some of the clean up items but with better weather projected, grass trims will occur. He noted gypsum applications were delayed for the same reason. He noted that Mr. Goertz had contacted him about cleaning the medians and then that the spring rains should be helpful in cleaning them. He also noted the installation of Weather Trak controller replacement is approximately 75% complete.

January Work Orders:

Mr. Crespin reviewed with the Board a proposed work order to soil flush turf areas affected by slicer/magnesium chloride in an amount not-to-exceed \$2,880.00.

Thereafter, Director Sippel moved approval of the work order as presented. The motion was seconded by Director Van Ramshorst and approved unanimously by the Board.

GeoLens Update:

Mr. Crespin reported on a GeoLens meeting with Mr. Reid and his staff. The Board directed Mr. Crespin to work Mr. Reid and his staff and GeoLens. When this matter is ready to be discussed proceed to schedule a meeting with the Board subcommittee.

Engineering Items:

Monthly Engineering
Report/Update:

Mr. Goertz reported that on February 13, 2019 his firm inspected the District's flagstone medians and noted, as Mr. Crespin mentioned, that it would help to have some of the medians swept of debris. He reported that the sweeping interval would be

RECORD OF PROCEEDINGS

determined by the accumulation of debris from time to time. He then reported on the RFP for the retucking of the Quebec Street Medians, miscellaneous repairs to displaced flagstone and his recommendation that the same contractor adjust spot repairs throughout the District.

City of Lone Tree
Construction and Excavation
Standards:

Mr. Goertz noted these were approved by the Lone Tree City Council and while not all of the District's comments were incorporated, those that were included were important.

CO811 Transition:

Mr. Goertz reported on the early stages of compliance with the required change from Tier 1 to Tier 2 and the additional burden attendant thereto for the District. He noted he would have a report at the March Board Meeting.

Manager's Items:

PMMD Vision/Mission:

Moved to the end of the meeting.

Landscape and Streetscape
Agreements

Mr. Reid asked for direction regarding the Board's plan for updating Landscaping and Streetscaping Agreements with the HOAs. Director Van Ramshorst noted that the updating would be best done sooner rather than later. She then addressed Mr. Hoffman and asked as to the status regarding the TerraRidge HOA Landscape Agreement, and the City's research regarding monuments. Mr. Hoffman reported on the City's research and the effort to develop a consistent policy for City monuments. Director Van Ramshorst noted that the Board would likely address TerraRidge as the first agreement and the Board concurred. Mr. Reid then walked the Board of Directors through the GeoLens map layers and adding a layer with the precise landscaping areas once they are determined. On the south side of Lincoln and on the Cornerstone Church property, Director Van Ramshorst noted that a determination needed to be made as to how far the District maintained. Mr. Crespin and Mr. Goertz weighed in and the Board discussed the matter, noting the need to tidy the existing agreements.

Denver Water HOA Report:

Mr. Reid then sought Board direction regarding the HOA water reports given that Denver Water does not appear to be able to provide the information sought by the District. He then noted that the smart controllers might be modified to allow the District to obtain the information. Director Sippel expressed the desire to continue receiving reports that Denver Water Board can provide. Mr. Crespin then reported on the capabilities of the smart controllers with the flow sensors, and the limitations given the mixed systems.

RECORD OF PROCEEDINGS

Directors' Items:

Website Update:

Director Glenn reported on the status of the website and noted the need for enhanced mobile capabilities. The Board viewed the website currently under development. Mr. Reid and Ms. Seaver then discussed with the Board House Bill 19-1087 and the potential application to the District, if passed. The Board then discussed the District's logo and modernizing the same.

Attorney Items:

Ms. Seaver reported on the status of Addendum No. 8 to the Master Intergovernmental Agreement Between the District and City of Lone Tree, the purpose of the Addendum is to address replacement of brick fences within the District. She expects to have an Addendum for Board consideration during the Board's March meeting.

Other:

Mr. Hoffman reported on the special district summit noting he could not attend but would be available to answer questions. The Board thanked him for the information.

Following a Board request, the District will purchase its own "DropBox" account (as opposed to using CLA's account), as this will increase the District's allowed storage.

PMMD - Vision and Mission:

Mr. Reid noted the Board appears to be at time of change and he then reviewed sample work from a "balanced scorecard" approach and the definitions of vision or mission. Mr. Reid noted he would like to see a vision and mission for the District to drive their goals and strategic initiatives and reviewed additional materials related thereto. The Board discussed the District's vision and mission statements which will be brought back to the March Board meeting.

Adjournment:

There being no further business to come before the Board, upon motion by Director Glenn, second by Director Sippel and upon vote, the meeting was adjourned.

C Reid

Secretary