

RECORD OF PROCEEDINGS

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

Held: Monday, November 18, 2019 at 5:00 P.M. at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado.

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, with the following directors in attendance:

Sharon Van Ramshorst, President
Martha Sippel, Vice President
Steve Parry, Treasurer
Bryan Glenn, Secretary
Gary Godden, Assistant Secretary/Treasurer

Also present were:

Jay Carpenter; City of Lone Tree
Mike Crespin; BrightView Landscape Services, Inc.
Taylor Goertz; IMEG
Tamara Seaver; Icenogle Seaver Pogue, P.C.
Matt Urkoski, Megan Liesmaki and Christine Harwell;
CliftonLarsonAllen LLP
Art Griffith; Douglas County Engineering

Call to Order/Declaration of Quorum: Director Van Ramshorst, 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 To/Deletions From the Agenda: The Board approved the agenda as presented.

Public Comments: None

Consent Agenda: Director Sippel moved that the Board approve the consent agenda comprising minutes of the October 28, 2019 regular Board meeting, cash position updated November 15, 2019, current claims and director fees, and approval of agreement with Haynie & Company for 2019 audit. The motion was seconded by

RECORD OF PROCEEDINGS

Director Glenn and unanimously approved by the Board.

Financial Items:

Public Hearing on 2019
Budget Amendment:

Ms. Harwell noted that this agenda item could be tabled as there was no amendment.

Public Hearing on 2020
Budget:

Director Sippel moved that the Board open the public hearing on the 2020 Budget which motion was seconded by Director Glenn and approved unanimously by the Board. Thereafter, Director Van Ramshorst, recognizing no members of the public were present wishing to provide comments on the budget, closed the public hearing. Ms. Harwell then reviewed the proposed 2020 Budget with the Board of Directors, including the capital reserves directed by the Board and other budgetary items.

Resolution 2019-11-02 to
Adopt 2020 Budget:

The Board reviewed Resolution 2019-11-02 to Adopt the 2020 Budget, Appropriate Funds and Certify Mill Levies. Following discussion, upon motion made by Director Parry, second by Director Sippel and upon vote unanimously carried, the Board approved Resolution 2019-11-02, approving the 2020 budget, approving appropriation of funds to the approved budget and certifying the mill levy.

Landscape Items:

November Landscape
Maintenance Report:

Mr. Crespin reported his crews continue to work on fall clean-ups, the 4th fertilizer application was complete and the grub application is set to begin shortly. He then reported that the irrigation system was blown out and his crews would now focus on the wiring issue in proximity to Heritage Estates.

GeoLens Update:

The Board directed that the GeoLens item be removed from the agenda going forward under regular items.

Engineering Items:

Monthly Engineering
Report/Update:

Mr. Goertz reviewed engineering items for the board.

Masonry Evaluation/
Recommendations for
PMD Medians – Plan Year
2020 through 2024:

Mr. Goertz then reviewed with the Board of Directors IMEG's Masonry Evaluation and Recommendations for the District's medians. During his review, he noted that overall 17% of the joints in the flagstone require re-tucking which was down from the last study when 38% required re-tucking.

Manager Items:

Approval of Second
Amendment to IGA

Ms. Seaver and Mr. Urkoski reviewed with the Board of Directors the second amendment to IGA regarding landscape

RECORD OF PROCEEDINGS

Regarding Landscape Maintenance of the Public Right-of-Way Adjacent to the Park Meadows Mall:

maintenance of the public right-of-way adjacent to the Park Meadows Mall with Park Meadows Business Improvement District. Upon motion by Director Sippel, second by Director Parry, and upon unanimous vote, the second amendment to IGA was approved as presented.

Request for Financial Contribution for C-470 Trail Over Yosemite Street Grade Separation Project:

Mr. Urkoski introduced Douglas County's formal request for contribution to the C-470 Trail over Yosemite Street Grade Separation Project and noted Mr. Griffin was present to answer questions. Director Van Ramshorst noted Mr. Griffin had told the Board that the County would do the project regardless, that it was too hard to ask others as well as she felt most of the users were outside the District, and even the City. Director Parry echoed her comments. Director Glenn reviewed his view and the Lone Tree residents will benefit and the reduced traffic congestion is a direct benefit. Director Godden then noted his view that this was an infrastructure project, albeit larger impact, and that he was in favor of contributing to it. Director Sippel expressed her opinion that the traffic issue is serious and she agreed with the notion that this project presented the opportunity to collaborate to improve traffic. She then noted because Mr. Griffith had told the Board the County would do the project regardless, she was not in favor of the full amount of the request. Following additional discussion, Director Glenn moved that the Board approve a contribution to the C-470 in the amount of \$100,000. Director Sippel seconded the motion which was approved by a vote of 4 to 1 with Director Parry voting no on the motion. The Board directed Ms. Seaver to work with the County Attorney to prepare a letter or other agreement reflecting the Board's discussion.

Other Items - 2020
Insurance policy renewal:

Mr. Urkoski asked the Board to approve renewal of the SDA Pool insurance policy on the terms presented to the Board. Thereafter, Director Van Ramshorst moved that the Board approve the SDA Pool's 2020 Insurance Policy subject to the review and approval of Ms. Seaver, Director Godden seconded the motion which upon vote, was unanimously carried.

Directors Items:

None.

Attorney Items:

Consider Resolution 2019-11-03 Regarding 2020 Annual Administrative Matters:

Ms. Seaver reviewed with the Board the 2020 Annual Resolution and the need to designate a designated election official given that Clifton Larson Allen no longer serves that roles and ISP is not staffed for a significant contested election. Mr. Urkoski amplified Mr. Seaver's comments. Following Board discussion

RECORD OF PROCEEDINGS

Director Sippel moved approval of the resolution, subject to finalization of the District's designation of a designated election official and approval of the election resolution in December. The motion was seconded by Director Parry and approved unanimously by the Board. The Board directed Mr. Urkoski to reach out to Ms. Blair to ask her to serve as the DEO given her exemplary performance for the last contested election.

2020 Election Resolution: The 2020 resolution was tabled for consideration at the December board meeting by the board.

Monument Sign at Lone Tree Parkway and Lincoln : Messrs. Carpenter and Hoffman advised the Board that the City of Lone Tree is willing to contribute \$6,000 to the flower beds and turf located at the City monument sign located at Lone Tree Parkway and Lincoln Avenue.

Executive Session: Director Sippel moved that the Board convene in Executive session pursuant to Sections 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, developing strategy for negotiations, and instructing negotiators related to District Agreements. Director Van Ramshorst seconded the motion, which was unanimously approved by the Board at 6:00 P.M.

Members of the public departed the meeting at this time. Ms. Seaver, Mr. Urkoski, Ms. Liesmaki and Mr. Crespin remained for the entire Executive session.

Upon motion by Director Sippel, second by Director Van Ramshorst, the board moved out of executive session and back into public session at 6:15 p.m.

Other Items: None

Adjournment: There being no further business to come before the Board, the meeting was adjourned at 6:19 P.M.

Secretary

