

# RECORD OF PROCEEDINGS

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

Held: Monday, October 28, 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, President  
Martha Sippel, Vice President  
Steve Parry, Treasurer  
Bryan Glenn, Secretary  
Gary Godden, Assistant Secretary/Treasurer

Also present were:

Justin Schmitz; City of Lone Tree  
Mike Crespin; BrightView Landscape Services, Inc.  
Taylor Goertz; IMEG  
Anna Wool; Icenogle Seaver Pogue, P.C.  
Chuck Reid, Matt Urkoski, and Christine Harwell;  
CliftonLarsonAllen LLP  
Art Griffith; Douglas County  
Mike Hildahl; Wilson & Company

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 the Park Meadows Metropolitan District at 5:02 P.M.

Directors Matters/Disclosure Matters: None.

Approval of/Additions To/Deletions From the Agenda: The Board approved the agenda as presented.

Public Comments:

Art Griffith and Mark Hildahl, Douglas County, C-470 pedestrian bridges

Mr. Griffith and Mr. Hildahl presented to the Board on the multi-modal bridges Douglas County will build over Yosemite Street and the C-470 westbound on-ramp. Mr. Griffith and Mr. Hildahl reported that the project is expected to alleviate traffic along

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Yosemite Street by diverting pedestrians and bikers from the street-level crosswalks. Mr. Hildahl reviewed project depictions and discussed the project with the Board. Mr. Griffith reported that the project is estimated to cost approximately \$5.5 million, with the County receiving \$2 million in federal funding. Upon questions from Directors Van Ramshorst and Sippel concerning funding partners, Mr. Griffith noted that except for the District, no other funding partners were being sought and that the project would be funded by the County in the amount of approximately \$3.5 million, less amounts contributed by the District or other funding partners, if any. Mr. Schmitz confirmed that the City was not contributing directly towards the project. Mr. Griffith and Mr. Hildahl reported that to maintain the structural integrity of the tiered retaining walls between the bridges, no irrigation could be supplied for landscaping to those areas. Mr. Crespin pointed out that an irrigation mainline owned by the District is located within the project area and would need to be moved. Mr. Griffith and Mr. Hildahl thanked Mr. Crespin for this information. The Board discussed generally ideas for landscaping the project area. Mr. Griffith will ask the County Commissioners to send the Board a letter concerning project funding and further stated that his request of the Board is for a final decision concerning funding.

### Consent Agenda:

Director Sippel moved that the Board approve the consent agenda comprising minutes of the August 26 and the September 23, 2019 regular Board meetings and current claims and director fees. The motion was seconded by Director Parry and unanimously approved by the Board.

### Financial Items:

September 30, 2019  
Unaudited Financial  
Statements and Cash  
Position; 2020 Draft  
Budget:

Ms. Harwell reviewed the September 30, 2019 financial statements and cash position report with the Board in conjunction with the 2020 draft budget. Ms. Harwell highlighted changes made following the August budget workshop meeting including increases to the District's designated working reserves and landscape maintenance budget. Ms. Harwell pointed out the \$50,000 budget for the City's brick fence rehabilitation program study, and Mr. Schmitz reported that the City is also committed to funding in this amount. Ms. Harwell then reviewed fund balances. The Board confirmed that it would continue to use Haynie & Co. as the District's auditor.

### Landscape Items:

October Landscape  
Maintenance Report:

Mr. Crespin noted that he has switched to three maintenance services in October and begun fall clean-up due to the early leaf

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drop, which will continue into November. He reported that pruning of perennials and pulling daylily stalks will continue and be completed with fall clean-up. The fourth fertilizer application was completed the week of October 21-25. Mr. Crespin reported on potential grub issues and the damage grubs can cause to turf. Grubs have been causing damage in neighboring properties but have not been identified in the District. Mr. Crespin recommended treatment to help control the problem. Due to the damage from the hard freeze and storm in early October, Mr. Crespin recommended additional fertilization of all trees. He then reported that backflows had been drained. Mr. Crespin next requested input from the Board as to any additional landscape items in the context of the 2020 budget, and the Board thanked Mr. Crespin for his report.

### GeoLens Update:

Mr. Crespin reported that the District's mapping project is in good shape and will be updated continually to keep it current.

### Engineering Items:

#### Monthly Engineering Report/Update:

Mr. Goertz reported that Chancery Construction has completed its work on the median tuckpoint project. Mr. Goertz also provided an update on the test median along Park Meadows Drive where the District is testing alternative materials for joint repair.

### Manager Items:

#### Holiday Party Update:

Mr. Reid has scheduled the Board's holiday party for January 27 at 6:30 p.m. to follow the Board's regular meeting that evening. This is Mr. Reid's last meeting as District Manager. Mr. Reid wished the Board and the District the best, and the Directors thanked Mr. Reid for his contributions.

Mr. Reid also reported that the claim at 7707 Edgewater Court concerning the District's broken irrigation main had been closed.

### Attorney Items:

Ms. Wool noted she had nothing to report at this time.

### Directors Items:

#### Discuss City of Lone Tree, Terra Ridge HOA, and PMMD Agreement:

The Board discussed the proposed Cost Share and License Agreement among the District, Terra Ridge Homeowners Association, and the City of Lone Tree. Mr. Crespin reported that the District supplies irrigation water to the monument areas; as such, the District will be in a position to determine the sufficiency of irrigation to the areas. Mr. Crespin estimated that it would cost between \$3,000 - \$4,000 per monument area to

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install additional landscaping on or immediately adjacent to the monument signs. The Board discussed that it would like for the proposed agreement to cover the monument areas only, such that the portion of Tract A, Filing 13B located outside of the monument area and along Lincoln Avenue would be removed from the agreement. Similarly, the current Landscape Services and Easement Agreement between the District and Terra Ridge would remain in effective to permit the District to continue its landscape maintenance on the HOA properties along Lone Tree Parkway. Director Van Ramshorst discussed the District's willingness to undertake minor repairs and to split the cost of major repairs three ways among the parties to the agreement. The Board was supportive of this approach. The Board requested that Ms. Wool revise the proposed agreement to reflect its discussion in advance of the meeting scheduled for November 4 with representatives from the City and Terra Ridge HOA.

### Other Items:

Director Van Ramshorst asked if the Directors would like to change the Board's November meeting from November 25 to November 18 due to the Thanksgiving holiday. Upon motion by Director Sippel, seconded by Director Glenn, the Board unanimously approved moving the November meeting from November 25 to November 18.

Director Parry raised the issue of the District's contribution to Douglas County's multi-modal bridge project at C-470 and Yosemite Street, and the Board discussed pros and cons. Director Van Ramshorst noted that the District would likely contribute landscaping towards the project, both in terms of new landscaping and repair to existing landscaping disturbed by project construction. Director Glenn asked Mr. Schmitz how adaptive signals might be adjusted with and without the project and expressed support of a small contribution to the project. Mr. Urkoski and Mr. Goertz will review the project drawings to assess the District's potential capital outlay to provide landscaping within and adjacent to the project area.

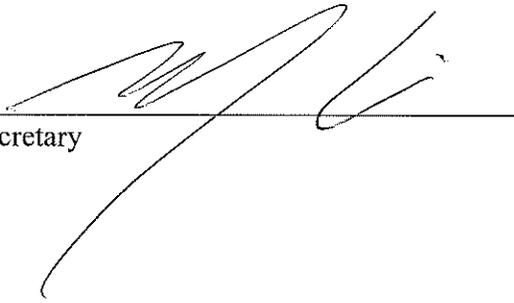
Director Sippel and Director Glenn reported on the District's new website and modifications thereto, including adding the District's mission statement to the website and updating the District map.

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Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 6:59 P.M.

  
Secretary