

# 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, September 23, 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 and Eric Keesen; BrightView Landscape Services, Inc.  
Tamara Seaver; Icenogle Seaver Pogue, P.C.  
Chuck Reid, Matt Urkoski, and Christine Harwell, ; CliftonLarsonAllen LLP  
Connie McPhail, guest

Call to Order/Declaration of Quorum: Director VanRamshorst noting the presence of a quorum, called to order the regular meeting of the Board of Directors of the Park Meadows Metropolitan District at 5:01 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.

City of Lone Tree Comments/Project Updates: Mr. Hoffman noted the City's September 3, 2019 letter, which was included in the Board packets, and noted the City's 2020 funding request is solely for \$500,000 to be set aside for repair and replacement of brick fences. He also asked that the District add the fence study contribution offered by the District, (not-to-

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exceed \$50,000) to the 2020 District's budget as the City will not have funding in 2019. Director Van Ramshorst clarified with Mr. Hoffman, and he affirmed, that the City is also setting aside approximately \$500,000 for the brick fences in both 2019 and 2020. Mr. Hoffman asked that the District earmark the money set aside within the District's accounts in 2020, pending the fence study results.

Mr. Schmitz then made a presentation to the Board regarding the adaptive signals project history, theory and projected RFP. He reported on hardware, cabling and card installations and noted that there would still be some work underway in 2020, including intersection configuration, testing and system refinement. Director Van Ramshorst asked about the "contingent" contributions from the City of Centennial and the City of Greenwood Village in his slide on funding for 2020 and noted contingent funding was not consistent with the Board's understanding from earlier City presentations. She then asked if either city was seeking funding contributions from any special districts and Mr. Schmitz noted there were no other special districts being asked for funding support. Thereafter, Director Parry asked about bicycle movements and how they were tracked and Mr. Schmitz provided an explanation regarding the same.

### Consent Agenda:

Director Sippel then moved that the Board approve the consent agenda comprising minutes of the August 26, 2019 workshop meeting minutes (with the regular August 26, 2019 Board meeting minutes to be moved for approval at the October meeting), updated cash position, and current claims and director fees. The motion was seconded by Director Parry and unanimously approved by the Board.

### Financial Items:

August 31, 2019 Unaudited  
Financial Statements and  
Cash Position:                      None.

### Landscape Items:

September Landscape  
Maintenance Report:                      Mr. Crespin noted that they are still working on weekly maintenance services and all is going smoothly. He reported that his crews would switch to 3 mowing services in October and start fall clean-ups in November. He also reported on continued pruning, excluding Russian Sages and grasses which will be pruned in the spring. Mr. Crespin reported that the September 6<sup>th</sup> flood resulted in mulch displacement along Yosemite in proximity to C-470. Director Van Ramshorst asked about the

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flooding near Yosemite, noting this as being unusual. Mr. Hoffman advised that the C-470 widening project caused the flooding and noted on maps brought up during the meeting the various issues related to sediment displacement. Mr. Crespin then noted the second round of Ash Borer, IP's Beetle and Aphid/Mite spray applications was complete. He also mentioned working on a new plant palette for the spirea median and other median areas around the District.

Finally, Mr. Crespin noted an issue with the irrigation clocks given the unusually high temperatures which required manual overrides and ultimately resulted in a few stressed areas which were subsequently addressed.

Engineering Items:  
Monthly Engineering  
Report/Update:

The Board noted IMEG's report in the packet as Mr. Goertz was absent from the meeting.

Manager Items:

Mr. Reid announced that November 1, 2019 will be his last day at CliftonLarsonAllen, and he then introduced Matt Urkoski who will provide future services to the Board. The Board noted that they had made significant progress since Mr. Reid had been working with them and wished him well.

Directors Items:

Results of SDA Annual  
Conference in Keystone:

Director Godden reported on his attendance at the annual Special District Association Conference and the expertise he experienced. Director Sippel noted the keynote speakers were very impressive.

Discuss 2020 Regular  
Meeting Schedule and  
Location:

Mr. Reid confirmed with the Board that they still wish to meet in 2020 per their 2019 schedule.

Discuss Sponsorship at  
2019 Denver South Annual  
Luncheon:

The Board discussed attending the 2019 Denver South Annual Luncheon and determined not to sponsor the event in 2019.

Attorney Items:

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

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,

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and instructing negotiators related to District agreements. Director Parry seconded the motion, which was unanimously approved by the Board at 5:55 P.M.

Members of the public departed the meeting at this time. Ms. Seaver and Messrs. Urkoski, Crespin and Reid remained for the executive session.

The Board returned from Executive session to Open session at 7:08 P.M.

Other Items:

None.

Adjournment:

There being no further business to come before the Board, upon motion by Director Sippel and second by Director Parry and unanimous vote, the meeting was adjourned at 7:09 P.M.



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Secretary