

RECORD OF PROCEEDINGS

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

Held: Monday, June 24, 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
Tamara Seaver; Icenogle Seaver Pogue, P.C.
Chuck Reid and Paige Cipperly; CliftonLarsonAllen LLP
Harvey Field, resident
Dimitri Struck, resident
Whitney Miller

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:

None.

Public Comments:

Harvey Field and Dimitri Struck, residents of the District, addressed the Board regarding site distance at intersections within the District related to Club Terrace Drive and Lone Tree Parkway. Director Van Ramshorst noted that several years ago the District removed vegetation in this area. Mr. Reid asked Mr. Schmitz about the City's position on speed limit devices to assist with speed control. Mr. Schmitz noted that site distance and speed control work together and the City might re-route some signage in the area to help with the issues.

RECORD OF PROCEEDINGS

City of Lone Tree
Comments/Project Updates

Mr. Schmitz reported on several City projects and activities including the paving at County Line to begin shortly, paving in Prominence Point just completed, and Wednesday, June 26th being bike to work week with a City event. Director Parry asked about a connection to E-470 from Park Meadows and Director Van Ramshorst noted there was no connection due to limited space.

Changes to and
Approval of Agenda:

There were no changes to the agenda.

Consent Agenda:

Director Sippel moved to approve the consent agenda comprising minutes of the May 20, 2019 regular meeting, cash position update as of June 21, 2019, Property and Specific Ownership Taxes Summary through May 31, 2019 with property tax collections at 66.28%, current claims totaling \$51,419.00, and director fees. The motion was seconded by Director Parry and unanimously approved by the Board.

Financial Items:

None.

Landscape Items:

May Landscape
Maintenance Report:

Mr. Crespin reported that they are continuing with the weekly maintenance services and everything is going well. The second application of fertilizer and weed control is taking place this week, and they will continue to monitor and follow up on weed prevention as well as continue the weekly weeding of all beds and medians. He informed the Board that they are starting to see the appearance of aphids and mites and will be following up with a spray application on Tuesday, June 26, 2019. Mr. Crespin informed the board regarding several trees which will need to be removed while looking for more permanent solutions.

Mr. Crespin then reported on the perennial beds and their status. He then informed the Board that he will be evaluating more of the shrubs and grasses and working on a budget for 2020 for enhancing the appearance of the "spirea median" which runs between Heritage Hills Circle and Fairview Drive. He also informed the Board that they are going to start working on the north side of Lincoln by the Cypress Green Wall turf area where a lot of slicer damage occurs to the turf. He noted that they would like to come up with a more xeric plant material that can hold up to the elements. He noted pruning will begin in the next few weeks and they can look at site line issues in conjunction with the pruning. He reported on a focus on rock top-dressing for

RECORD OF PROCEEDINGS

several areas, including Lincoln and Yosemite.

Mr. Crespin reported that the irrigation system is up and running and that they have had the typical repairs and issues with a few more minor main line breaks that have had to be addressed. He noted that they are completing the weekly trash, debris, and doggie station site policing.

Mr. Glenn asked about the new water sensors and Mr. Crespin noted his satisfaction with their performance.

May Work Orders:

Director Sippel moved approval of the following proposed work orders as presented. The motion was seconded by Director Glenn and unanimously approved by the Board.

Tree Installation Phase 2: The purchase and installation of nine (9) trees along Park Meadows Drive, Lincoln Avenue, Lone Tree Parkway, Carriage Club, Yosemite, and Sunningdale in an amount not to exceed \$8,550.00.

Tree Removal Phase 1: The removal of fifteen (15) dead trees throughout the District in the amount of \$5,992.00.

Perennial Areas along Lincoln, Yosemite, and Lone Tree Parkway: Purchase and installation of 310 gallon-size perennial plants to fill in void spaces in the perennial areas in the amount of \$9,915.00.

Top Dress Rock Areas: The purchase and installation of 45 ton of 1½ inch Grey Rose river rock to top dress bare/thing areas in the medians along Lincoln and Yosemite in the amount of \$9,820.00.

GeoLens Update:

Mr. Crespin reported that Jeff Ryan of GeoLens has made some changes and improvements to the layers so that there is more accuracy to the data that is input. They are continuing to add the deciduous trees and pictures of the medians.

Engineering Items:

Monthly Engineering Report/Update and 2019 Median Rehabilitation Project:

Mr. Goertz provided his monthly inspection report noting the review of medians along Yosemite Street and issues concerning significant damage to the areas near Fairview Drive and Park Meadows Drive. He informed the Board that they have identified specific areas of the medians along Yosemite Street that will be retucked with this year's contract awarded to Chancery

RECORD OF PROCEEDINGS

Construction, and that it is anticipated that work will begin this week. Mr. Goertz informed the Board that for a 100 foot section of the damaged area, the repair of the decaying/failing grout will be made with an epoxy-based joint sealant in a test section and the performance will be monitored. He noted that this will help then determine the best means of moving forward with other flagstone sections having similar issues. The Directors asked about the weep holes along Park Meadows Drive west of Yosemite, and Mr. Goertz noted he hoped the new sealant would help but that the area is tough with extreme temperatures and conditions. Therefore, IMEG will monitor the 100 foot section for this year and then assess next year.

Manager's Items:

Discuss Draft Response to
Lone Tree re Addendum
No. 8 to Master IGA:

Mr. Reid reviewed the response from the City of Lone Tree regarding the proposed Public Improvement Project Designation Addendum No. 8 to the Master Intergovernmental Agreement between the District and the City. He asked that the Board provide him and Mr. Goertz with direction on meeting with the City to understand precisely what the City is suggesting as well as the scope of a possible project and the associated implications. The Board discussed the matter and Director Glenn noted he believed Mr. Reid's memo covered the major open issues. Director Parry addressed Mr. Schmitz regarding the existing engineering reports. Mr. Schmitz provided his response and Mr. Goertz echoed Mr. Schmitz's comments noting it was impossible to mix and match the existing brick. Director Godden echoed Director Glenn's comments and added that he would need to see engineering reports on the proposed improvements before weighing in definitively. Director Van Ramshorst noted she was taken aback by the letter and the change in the City's prior position and communications. She noted she believed that rebuilding the brick fence was the City's responsibility, but she does view it as important and perhaps something the District might maintain if appropriate. Thereafter, Director Sippel echoed Director Van Ramshorst's comments on being shocked by the letter that came back and the notion of being an equal funding partner or the lead on the project. Thereafter, additional Board discussion ensued. Director Van Ramshorst noted that the state of the walls impacts everyone in the District. Ms. Seaver reported briefly on several legal entities which might be organized to assist with the funding. Dimitri Struck then asked about the possibility of attending meetings with the City and the District as it directly affects homeowners. Mr. Reid noted this was premature but certainly a possibility. Finally, the Board directed Mr. Reid to reach out to the City and explore

RECORD OF PROCEEDINGS

	possibilities.
Other:	Mr. Reid reported that the District's insurer notified the Sturgells of the denial of their claim based on negligence, which the insurer did not find.
Directors' Items:	
Discuss Management Services Contract:	Mr. Reid reported to the Board of Directors regarding the CliftonLarsonAllen LLP management services contract which he provided in the packet. He noted that the Board was slated to discuss this in their executive session.
Update on "Constructing the Future:"	Director Sippel reported on the event and the information received, including the C-470 express lanes project and other regional and local projects.
District Logo	Director Glenn shared with the Board the various logos developed for the District's consideration and the Board discussed the various designs. The Board selected concept A with modifications to the text from concept C and directed Director Sippel and Director Glenn to work with the consultant to bring about a final design.
Attorney Items:	
Consider for Approval Work Order for New District Logo:	Ms. Seaver presented and reviewed for the Board a work order contract between the District and Patrick Scott regarding the development and design of a new logo for the District. Director Glenn moved to approve the contract as presented, in an amount not to exceed \$500.00 with work performed on a time and materials basis at the rate of \$30.00 per hour. The motion was seconded by Director Godden and unanimously approved by the Board.
Executive Session:	Director Sippel moved that the Board convene in Executive Session pursuant to Sections 24-6-402(4)(b) and (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 with respect to the (1) Landscape Service and License Agreement between the District and Muirfield at Lone Tree Homeowners Association, Inc., and (2) the District's Agreement for Management Services with CliftonLarsonAllen. Director Glenn seconded the motion, which was unanimously approved by the Board at 6:43 P.M.

RECORD OF PROCEEDINGS

Members of the public departed the meeting at this time. Ms. Seaver, Mr. Reid and Mr. Crespin remained for the Muirfield portion of the executive session and then departed at 6:55 P.M.

The Board returned from executive session to open session at 7:00 P.M. Mr. Reid returned to the meeting at 7:02 P.M.

The Board directed staff to send a letter to Muirfield at Lone Tree Homeowners Association, Inc. acknowledging Muirfield's rejection of the District's offer to perform limited maintenance of property at the monumented entrance to the Muirfield neighborhood and noting that the District would provide weed control of the area.

Other Items:

Informational Items:

Water usage Reports – Director Sippel noted she had a question about why there was so much water usage in December and January and Mr. Reid agreed to research the answer to the question.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned.



Secretary