

RECORD OF PROCEEDINGS

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

Held: Monday, August 26, 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:

Jay Carpenter; City of Lone Tree
Mike Crespin; BrightView Landscape Services, Inc.
Taylor Goertz; IMEG
Tamara Seaver; Icenogle Seaver Pogue, P.C.
Chuck Reid and Megan Liesmaki; 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 5:06 P.M.

Changes to August 26, 2019 Agenda: There were no changes to the Agenda.

Directors Matters/
Disclosure Matters: None.

Public Comments: None.

City of Lone Tree
Comments/Project Updates: Councilmember Carpenter noted that In-N-Out Burger is coming to the City and reported on other City developments, including the Ridgeway enhancement project and development near Crooked Stick. The Board discussed signage for the Ridgeway areas and various other matters, including a recent City survey regarding taxes. Mr. Reid mentioned to Councilmember Carpenter the District's 2020 budget and the need for input from the City.

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Consent Agenda:

Director Parry then moved to approve the consent agenda comprising minutes of the July 22 and July 25, 2019 special meetings, updated cash position, and current claims and director fees. The motion was seconded by Director Sippel and unanimously approved by the Board.

Financial Items:

Mr. Reid thanked the Board for the 2020 budget review. Director Van Ramshorst noted she had authorized an off-cycle payment in the amount of \$126,089 to Chancery Construction given that they are a small contractor and the need to accommodate their payroll cycle, she approved this given their partnership with, and service to the District. Thereafter Director Parry moved that the Board of Directors ratify the interim payment in the amount of \$126,089, which was seconded by Director Glenn and approved unanimously by the Board.

Landscape Items:

August Landscape
Maintenance Report:

Mr. Crespin reported on continued weekly maintenance, including deadheading, weed control, pruning and related activities, looking into fall clean-up items and cutting back irrigation in October. He then noted that the second round of Ash Borer and IPs sprays will be complete by the end of the week and Aphid Mite spray will likely be done in early September when the Aphids are more active. He reported that Rocky Mountain Tree Care will also be on site to work on tree pruning discussed at the July Board meeting and a tree on Ptarmigan in need of pruning. With respect to the irrigation system he noted he will drop pins on the District's mapping for areas of repair so the District can track them. He also noted a wiring issue being addressed since the heat has died down and that battery watering continues. He then mentioned Director Sippel's desire to enhance the appearance of the "spirea median" running between Heritage Hills Circle and Fairview Drive so that more closely matches the standard of the other District-maintained medians. He affirmed he will bring back plant palette suggestions. He also asked for Board member suggestions regarding areas needing improvement. Director Sippel mentioned a complaint received regarding the easternmost tree in Sunningdale Median which does appear stressed.

Finally, Mr. Crespin reported on a meeting with District management and GeoLens regarding mapping for maintenance areas.

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Engineering Items:

Monthly Engineering
Report/Update:

Mr. Goertz reported on the near-complete status of the median tuckpoint projects for 2019. Director Van Ramshorst asked Mr. Goertz to consider where to continue with tuckpointing in 2020 and the Board discussed the relative need in the Yosemite medians north of Taos Trail. Thereafter, the Board discussed deep cleaning of the medians.

Manager Items:

Consider Approval of
Updated Vision, Mission
Goals and Objectives:

Mr. Reid reviewed with the Board the updated vision, mission and goals of the District following the July 25, 2019 special Board meeting. Mr. Reid noted he plans to circulate the document so the Board members can review and make ministerial edits beyond those noted at the meeting. Director Sippel moved to approve the updated vision, mission goals and objectives as presented, subject to ministerial changes. The motion was seconded by Director Glenn and unanimously approved by the Board.

Mr. Reid then reviewed with the Board the status of the Sturgell claim noting State Farm will be surrogating against the District but no demand has been made. Ms. Seaver amplified Mr. Reid's comments.

Directors Items:

None.

Attorney Items:

Review and Consider
Approval of Resolution
Concerning Online Notice
of Regular and Special
Meetings:

Ms. Seaver reviewed with the Board of Directors House Bill 19-1087 which amended provisions in titles 24 and 32 governing the District's posting obligations. She thereafter presented the Board with a resolution amending the District's annual resolution to comply with the legislation.

Director Sippel moved to approve the Resolution Amending the Annual Resolution as presented. The motion was seconded by Director Parry and unanimously approved by the Board.

Other Items:

Director Matters:

Director Van Ramshorst asked Mr. Carpenter about the City Monument on Timberline which is not on City property. Mr. Carpenter reported that staff has reached out to the property owner but he knows of no progress. Director Van Ramshorst then noted for Mr. Carpenter that the District received a draft agreement from Terra Ridge HOA which was not consistent with the current landscaping practices or the District's expectations. She noted the Board has no time to review multiple proposals

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and the District has been consistent in expressing their desires and that the District has sent a communication back to the City. Director Sippel noted that the District does plan to rework all HOA agreements so they are all consistent with legible maps.

Denver Water:

Director Sippel noted for the Board that water usage has dropped significantly from 2018, and the weather track controllers are making a significant difference in lowering water usage.

Adjournment:

There being no further business to come before the Board, upon motion by Director Parry, second by Director Sippel and upon vote, the meeting was adjourned at 6:12 P.M.



Secretary