

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
FEBRUARY 18, 2014**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on February 18, 2014 at 5:00 p.m. at CliftonLarsonAllen LLP, located at 8390 E. Crescent Parkway, Suite 500, Greenwood Village, CO 80111.

Attendance

In attendance were Directors:

Norman A. Sheldon
Bill Lambertson (left the meeting at 6:40 p.m.)
Clint Waldron
Don Leyn (via telephone, and left the meeting at 6:55 p.m.)
Kevin Pettway

Also in attendance were:

Bob Blodgett and Kevin Collins; CliftonLarsonAllen LLP
Rick Kron; Spencer Fane & Grimshaw LLP
Ron Lambert; Mulhern MRE
Dave Zelenok; City of Centennial
Jim Harmon; Carapace Homes

Call to Order

Director Sheldon called the meeting to order at 5:00 p.m.

Pledge of
Allegiance

Mr. Zelenok led the Board and audience in the pledge of allegiance.

Declaration of
Quorum/Director
Qualifications
Disclosure Matters

The Board was advised that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosure previously made of record, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Sheldon reported that he had disclosed his interest as an owner of property located in the District. His son, Dan Sheldon, owns a minority interest in South Creek Investors, LLC and Director Sheldon has no financial interest therein. Director Sheldon is adding his wife as an owner

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of property in the District. These disclosures are in association with the consideration and/or approval of agenda items which may affect his interests. A written disclosure of his interests was filed with the Secretary of State prior to the meeting.

Director Lamberton reported that he had disclosed his interest as an owner of property located in the District. He is a director and owns a minority interest in Emerald Isle Landscaping, LLC, and family members have additional interests therein. Director Lamberton reported he is a co-signer on an equipment loan for Emerald Isle Landscaping, LLC. The disclosure is in association with the consideration and/or approval of agenda items which may affect his interests. A written disclosure of his interests was filed with the Secretary of State prior to the meeting.

Director Waldron reported that he had disclosed his interest as an owner of property located in the District. Director Waldron is also an associate attorney with White, Bear & Ankele, which serves as general counsel to Cornerstar Metropolitan District. The disclosure is in association with the consideration and/or approval of agenda items which may affect his interests. A written disclosure of his interests was filed with the Secretary of State prior to the meeting.

Director Leyn reported that he owns a 50% interest in Universal Lighting Systems, LLC and owns a residence in the District. A written disclosure of his interests was filed with the Secretary of State prior to the meeting.

Director Pettway reported that he is a homeowner in the Southcreek Subdivision within the District and is a member of the Board of the Southcreek Master HOA. A written disclosure of his interests was filed with the Secretary of State prior to the meeting.

Director Lamberton reported he is moving a new company into his building within the District. Mr. Kron will work with him regarding the necessary future disclosures.

Consideration
of Agenda

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the Agenda.

Public
Comment

Mr. Zelenok summarized the City of Centennial's present fiber optic initiative. In November 2013, a ballot issue was approved by the voters in Centennial by a 3 to 1 margin, which authorized the City to use City rights-of way to provide conduit for future indirect fiber optic service to residents and businesses. The City already owns approximately 60 miles of conduit presently. The City will hire a consultant to develop a business plan and decide how to move forward during 2014.

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Mr. Zelenok distributed a map indicating fiber optic networks along Arapahoe Road and Jordan Road adjacent to the District. The Board expressed an interest in remaining informed about this initiative and how it might benefit the residents and businesses within the District.

Director Sheldon asked Mr. Blodgett to contact the City to see if they have information regarding the cost for public services to a citizen in Centennial vs. a citizen in unincorporated Arapahoe County. This may be of interest to South Creek residents. Mayor Noon has expressed in the past, an interest in someday discussing with the South Creek Project possible annexation into Centennial.

Director Waldron asked about the status of the Potomac Park Open Space Project. Mr. Zelenok reported he is not directly involved in that. Mr. Brasel in Community Development is handling this project.

The Board thanked Mr. Zelenok for his presentation and expressed an interest in meeting with him again in the future regarding the direction the City Council takes with this effort.

The Board also noted that the Banning Lewis Ranch is presently providing a fiber optic service through their HOA. Mr. Collins reported that CLA provides accounting services for this district. Mr. Blodgett indicated CLA provides management services for this district and HOA.

CONSENT AGENDA

Director Leyn asked about the Verizon claim. Mr. Blodgett indicated it has not yet been received. He will check.

The Board asked that the District move the control for the kiosk screen from Valerian to the District. Mr. Blodgett will inform Valerian.

Director Leyn recommended that the claims packet and all of the information brought to the Board meeting be placed in Dropbox only in the future, rather than being emailed. The Board concurred.

Director Leyn asked about Mr. Nearing's bill for website assistance. Mr. Blodgett reported Mr. Nearing only bills his clients once annually.

Mr. Blodgett reported his billing rate was increased from \$235/per hour to \$245/per hour on January 1st. He indicated there will be no impact on the District's budget, and he will continue to leverage his costs with others in the office to maintain an average billing rate of \$130/per hour.

After further discussion, upon a motion duly made seconded, and upon vote, unanimously carried, the Board approved the Consent Agenda as submitted.

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- a. Review and Approve Minutes of the January 21, 2014 Regular Meeting
- b. Approve January 31, 2014 Financial Statements
- c. Accept February 18, 2014 Cash Position Report
- d. Approve January 2014 Claims Totaling \$25,484.71 and Directors' Fees Totaling \$461.75
- e. Approve Agreement with J3 Engineering for Ladera Trail Construction Management Services - \$2,030

DISCUSSION AGENDA

Capital Projects

- a. City of Centennial Fiber Optic Initiative – Dave Zelenok, Chief Innovation Officer

Previously discussed.

- b. 27 Acre Open Space Planning Grant
 1. Approved Revised Haul Road Restoration Project, Western States Reclamation - \$11,702.40

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the proposal for the revised Haul Road Restoration Project by Western States Reclamation in the amount of \$11,702.40. This proposal provides for the north/south haul road and the east/west haul road to be seeded in the fall of 2014. This will replace the prior work order of approximately \$14,000 previously approved by the Board. It accomplishes the recommendations of both Ms. Keammerer and Mr. Chenoweth to focus on more seeding for these areas that need to be restored.

Mr. Lambert indicated this is a requirement of SEMSWA for the District.

2. Discuss Proposal from Restoration Ecology for Future Monitoring

The Board asked the status of Arapahoe County Open Space considering the maintenance of PJCOS along with the Cherry Creek Valley Ecological Park and the 17-Mile House Property. Mr. Blodgett reported he has not yet received a response from Mr. Carter. The Board decided to table discussion of future monitoring of PJCOS by an ecologist until they determine whether Arapahoe County has an interest in supervising and maintaining all the parcels.

- c. Red Hawk Ridge Elementary School Playground Improvement Project

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The Board reviewed the schedule provided by Mr. Wohlfarth. After discussion, the Board asked Mr. Lambert to contact Mr. Wohlfarth and ask if the construction can be started prior to June 2014.

d. Ladera Trail Connection Status – Ron Lambert

Mr. Blodgett reported Mr. Cecil brought the mylars over to his office Friday. He signed the mylars. All permits and approvals have been granted. The mylars may need to be recorded first by Arapahoe County.

After discussion, the Board asked Mr. Lambert to contact Mr. Cecil to provide an estimated construction start and end date for the project.

e. Discuss PJCOS Rules Violations

The Board discussed Mr. Fetters' concerns regarding loose dogs from PJCOS getting on to his property. Director Sheldon reported he and Mr. Blodgett have discussed the issue with Mr. Brasel at the City of Centennial. The City of Centennial is planning to respond. The City also volunteered to create new signage to place near Mr. Fetters' fence along the eastern side of the Cherry Creek Trail within PJCOS.

Director Sheldon recommended installing chicken wire fencing along the property line adjacent to Mr. Fetters' fence to prevent dogs from getting through the fence.

After discussion, the Board asked Mr. Blodgett to contact Mr. Brasel to get more specific information and timing related to the City's response and future signage or other fences to be installed to prevent dogs from getting on to the Fetters' property.

Director Sheldon reported the City plans to step up their animal code enforcement efforts also in PJCOS.

Legal

a. May 6, 2014 Directors' Election - Schedule

Directors Sheldon, Leyn, Pettway and Lamberton indicated they have an interest in running again for office. They completed their self nomination forms provided by Mr. Kron.

Mr. Kron reported the deadline for applications for the vacant positions is February 28th.

b. Status of Tract A Detention Pond Adjacent to Savannah Condominiums

Mr. Harmon reported that the detention pond continues to be in limbo. The entity who owned it, Amber Homes, has been liquidated, and does not exist. The bank does not own it. County notices for mowing or

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maintenance in the future will be returned. He asked the District to consider taking on this responsibility so that it is not a problem for the Savannah homeowners or the future buildings to be constructed.

Mr. Kron reported he has contacted Mr. Carl, but not yet received a response related to the County's position on the detention pond. Mr. Harmon indicated the detention pond was required by Arapahoe County during the widening of Jordan Road in the early 2000's. The storm drainage from the Savannah Condominiums does not flow into the detention pond; that drainage flows to the east.

Mr. Blodgett stated that all the County's storm drainage responsibilities were transferred to SEMSWA in approximately 2006. The County no longer maintains any storm drainage facilities.

After discussion, the Board asked Mr. Kron to contact the SEMSWA attorney, Mr. Kriser and Mr. Blodgett to contact SEMSWA Executive Director, John McCarty to request SEMSWA take responsibility for ownership and maintenance of the detention pond in the future.

c. *Executive Session (if necessary)

None.

Mr. Kron reported that House Bill 1164 which revises the Special District Election statute was passed by the House, and Governor Hickenlooper signed the Bill today. If the District has a contested election, he will inform the Board at the next meeting regarding changes in any procedures.

Financial

a. Review and Consider Approval of Emerald Isle Landscaping, Inc.
January Invoices - \$15,674.65

Upon a motion duly made, seconded, and upon vote, unanimously carried, the Board approved the January invoices submitted by Emerald Isle Landscaping in the amount of \$15,674.65. Director Lamberton did not participate and abstained.

b. Review and Consider Approval of Reimbursement to Director
Sheldon - \$21.28

Upon a motion duly made, seconded, and upon vote, unanimously carried, the Board approved \$21.28 submitted by Director Sheldon for reimbursement. Director Sheldon did not participate and abstained.

Director's Items

a. Website/Email Update – Director Leyn

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Director Leyn reported he has created new email addresses for all of the Board members. Director Waldron indicated he is still not able to use his email address successfully. Director Leyn will work with him.

Director Leyn reported he is also temporarily hosting the old District website at a new location. He will keep it there through February during the election timeframe for candidates to review. The new website will be updated to a "responsive website" which means it will adjust to the size of the device the user has laptop, tablet or smart phone in the future. The Board thanked Director Leyn for his efforts to improve the District's email addresses and website.

The Board also discussed an email destruction policy. Mr. Kron noted the District is not required to have one, beyond those which are required under CORA requirements. After discussion, the Board decided not to adopt a formal email destruction policy at this time.

Director Waldron asked the District to check their records to determine if they are following CORA requirements regarding destruction of prior documents, such as prior elections, where the information is destroyed 25 months after election other than four specific items that are retained permanently. Mr. Blodgett will review.

b. Discuss April 17th Centennial State of Our City Address

After discussion, the Board authorized purchase of a table of 10 for the District for the Centennial State of Our City Address.

c. Confirm Quorum for Next Meeting – March 18, 2014 at 5:00 p.m.

Director Pettway reported he is out of town March 17-21. Director Waldron is unavailable March 24-28. After discussion, the Board decided to meet on Tuesday, March 11th at 5:00 p.m. Mr. Blodgett will verify with Directors Waldron and Sheldon whether a meeting is needed in the prior week. The March 18th meeting is cancelled.

d. Other

Director Waldron noted that the boundary map distributed by Mr. Zelenok shows two parcels in the Cornerstar excluded area. He asked that the District verify whether or not these are still in the District's boundaries and whether fees are owed for development now occurring in one of the parcels.

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Manager's
Items

a. Referrals

None.

b. Other

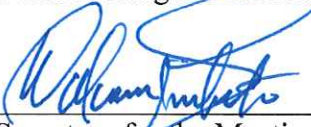
None.

Other
Business

None.

Adjournment

Upon a motion duly made, seconded, and upon vote, unanimously carried, the Board continued the meeting to Tuesday, March 11, 2014 at 5:00 p.m. at CliftonLarsonAllen, 8390 E. Crescent Pkwy., Ste. 500, Greenwood Village, CO 80111, and ended tonight's meeting at 7:35 p.m.


Secretary for the Meeting

