

RECORD OF PROCEEDINGS

---

**MINUTES OF A SPECIAL MEETING WORK SESSION  
OF THE BOARD OF DIRECTORS OF THE  
PARKER JORDAN METROPOLITAN DISTRICT  
HELD  
June 9, 2014**

A special meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on June 9, 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:

Bill Lamberton  
Clint Waldron  
Don Leyn  
Kevin Pettway  
Mark Hoover

Also in attendance were:

Bob Blodgett; CliftonLarsonAllen LLP  
Norman Sheldon; 2800 S. University Blvd.

Call to Order

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

Pledge of  
Allegiance

Mr. Sheldon 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 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

## RECORD OF PROCEEDINGS

---

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.

Director Hoover reported that he is a homeowner in the District, is a member of the Board of the South Creek Master HOA and a sales representative for Wagner Equipment Company. A written disclosure of his interests was filed with the Secretary of State prior to the meeting.

### Consideration of Agenda

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

### Public Comment

Mr. Sheldon stated he was attending the meeting to listen to the Board discussion regarding future direction of the District.

### Future Direction Of the District

#### a. Current and Future Capital Projects

Director Leyn asked what are future projects? Should the District reconsider a community center? He received questions from residents regarding work on Arapahoe Road and its status. When will the trail be completed beneath Arapahoe Road? What other projects can the District accomplish?

## RECORD OF PROCEEDINGS

---

Director Waldron noted that the District was originally formed to provide street infrastructure, storm sewer, traffic signals and park and recreation projects. The District has participated in trail construction and future trail extensions are important. In the future, capital replacement of the trails within the District will be needed. He noted that an outdoor pool facility and clubhouse/changing room facility may be important for the District and surrounding areas. It could be a regional improvement involving other surrounding Districts such as Dove Valley, Cottonwood and E-470 Potomac. He noted that private facilities such as 24 Hour Fitness, Lifetime Fitness and others are not meeting the need of the families in the District for a smaller facility and a social experience. A community meeting room for District Board meetings and HOA meetings could also be provided.

Director Pettway stated that he would like to continue to lower the mill levy. He likes the idea of a pool/community center as long as it is cost neutral.

Director Leyn expressed an interest in street lights within the Jordan Road medians. They are very dark at this time. Director Waldron noted street lights on the east side of Jordan Road would provide a glare and possibly too much light to be useful for motorists.

Director Hoover stated he favors additional trails. He is willing to consider the outdoor pool and community center moving forward.

He noted that he had asked whether the District's mill levy could be lowered and then raised in future years to pay for facilities. He indicated he has not yet received a response from staff. Director Waldron noted that Mr. Kron indicated that the District could lower the mill levy and then increase it again in future years without an election.

Director Waldron stated that one objective would be to build a community center/pool without it being a burden to the tax payers. This could perhaps be a regional facility paid for by several Districts. Operations and maintenance could be performed by a third party such as the YMCA with all of the expenses paid for by users through user fee revenues, so there is no cost impact on any of the Districts. He noted that Cottonwood, E-470 Potomac and Dove Valley are potential partners. Vacant property on the west side of Jordan Road in the vicinity of the ACWWA facility is potentially available. Director Waldron noted that he is not certain if the cost would be \$1,000,000 to \$5,000,000. This would need to be identified before meetings with the other Districts.

Director Pettway reported he also would favor solar panels within the median lights or any future lighting within the District. He believes this is a valuable environmental objective for the District to pursue. He also stated if the District does build a pool and community center, it should

## RECORD OF PROCEEDINGS

---

pursue LEED certification to set an example for residents with a LEED certified facility.

The Board discussed the RHRES school project status. They expressed concern about the information that a flood plain permit is just now being determined as required by SEMSWA. Mr. Blodgett will review with Mr. Wohlfarth. Mr. Blodgett will also contact Mr. McCarty to discuss the schedule for the flood plain permit review. The Board would like this to be expedited so the project can be bid in August as currently scheduled.

Director Waldron requested a meeting with Mr. Blodgett and Mr. Collins to discuss specifics related to the potential community center and pool costs and financing. He noted that specific issues such as the size of the center, financing, fees, design, location, and other questions should be communicated clearly to all the potential partners. The facility could include an outdoor pool and club house facility, changing room and a zero entry pool for children and handicapped. It should also include a lap lane(s).

### b. Operating and Maintenance Responsibilities

The Board noted they want to continue to reduce operating costs. They decided, effective immediately that Mr. Blodgett and/or Mr. Mendisco will be the only consultants to attending future Board meetings. The Board will consider going to an every other month or quarterly Board meeting at the end of 2014. The Board will also only require quarterly financial statements starting with the June 30<sup>th</sup> quarter and going forward. The Board decided to eliminate 4G coverage on their iPads with Verizon as long as this does not involve a contract termination penalty. They also decided to reduce the data plan from 20GB to accommodate the Board's actual usage of less than 2GB monthly. The Board asked Mr. Blodgett to speak with the other District consultants to determine any other recommendations for reducing the operating costs of the District. The Board also discussed the possibility of transferring PJCOS ownership to Arapahoe County and the City of Centennial in the future. Director Waldron recommended the District retain a minimum 5% ownership. Director Waldron distributed information on mill levies in surrounding Districts. PJMD is one of the lowest with its present 21.5 mills

### c. Discuss Goals and Objectives

Director Lamberton recommended that the District pay off some of the 2006 bonds in the capital debt in 2016.

Director Leyn recommended that the Board consider meeting less frequently to save money.

### d. Communications with Property Owners and Residents

RECORD OF PROCEEDINGS

---

Mr. Blodgett noted that a newsletter draft will be included for review at the June 17<sup>th</sup> meeting. It will include information on the kiosk and website. The Board tentatively decided to utilize a "Constant Contacts" application to improve communication with the homeowners who sign up with their email for regular updates from the Board. Director Leyn reported the new website should be up and running in the next couple of months which will accommodate Constant Contacts.

e. Frequency of Board Meetings

The Board decided tentatively to go to every other month or quarterly meetings at the end of 2014.

f. Next Steps

Mr. Blodgett will summarize the goals and objectives for review at the June 17<sup>th</sup> meeting and inform the consultants of the Board's direction.

Other  
Business

The Board asked that responses to questions from Board members to the consultants be provided to all Board members in the future.

Director Leyn noted the District's median in Broncos Parkway at Parker Road looks very poor. Mr. Blodgett will notify Mr. Cyboron and request a status report.

Adjournment

Upon a motion duly made, seconded, and upon vote, unanimously carried, the meeting adjourned at 7:20 p.m.

  
\_\_\_\_\_  
Secretary for the Meeting