

RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
PARKER JORDAN METROPOLITAN DISTRICT  
HELD  
AUGUST 19, 2014**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on August 19, 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 & Rachelle King; CliftonLarsonAllen LLP  
Michael Wurdeman; Cherry Creek School District  
Jeff Wolfarth; Consilium Design (via telephone)  
Josh Cyboron; Emerald Isle Landscaping (via telephone)

Call to Order

Director Lamberton called the meeting to order at 4:30 p.m.

Pledge of  
Allegiance

Mr. Wurdeman 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

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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 a shareholder with White Bear Ankele Tanaka & Waldron which serves as general counsel to Cornerstar Metropolitan District. The disclosure is in association 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 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.

Director Waldron stated he continues to live within the District but he now is a tenant rather than a property owner in the Creekview Subdivision.

Board  
Work  
Session

The Board discussed concerns with the District Management fees. Further discussion later in 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

None.

**CONSENT AGENDA**

Upon a motion duly made, seconded, and upon vote unanimously carried, the Board approved the Consent Agenda as submitted. Director Leyn stated that the claims were not in Dropbox. The Board direction is that all of the claims should be placed in Dropbox for the Board the Friday before the meeting each month.

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He also noted the District has a credit with Verizon for approximately \$300. He asked when this check will be received. Mr. Blodgett will review.

- a. Approve Minutes of the July 15, 2014 Regular Meeting
- b. Accept July 31, 2014 Financial Statements
- c. Accept August 19, 2014 Cash Position Report
- d. Approve Current Claims Totaling \$25,934.83 and Directors' Fees Totaling \$461.75

### DISCUSSION AGENDA

#### Capital Projects

- a. RHRES Playground Improvement Project

Mr. Wolfarth reviewed the schedule with the Board. He will confirm that the bids have been distributed and will be received by August 25, 2014. Cherry Creek School District would like two weeks to review the bid amounts and contractor qualifications. They would like to start construction in early to mid September.

The Board discussed the possibility of a special Board meeting in early September prior to the September 16<sup>th</sup> regular meeting. No decision was made. Mr. Wolfarth will communicate the results of the bidding process and the schedule to Mr. Blodgett as soon as he has it.

Mr. Blodgett will update the Board as soon as he receives a staff report from Commissioner Sharpe or Mr. Carter.

- b. Discuss Future of Property Ownership by the District

No Executive Session was required. Directors Leyn and Waldron briefed the Board of their recent meeting with Commission Sharpe and Mr. Carter. They noted that Ms. Sharpe will review the issue with the Board of County Commissioners and respond to the District. The Board expressed an interest in selling or transferring the property to Arapahoe County effective January 1, 2015 if possible, subject to right of first refusal by the City of Centennial.

1. Possible Executive Session Under C.R.S. 24-6-402(4)(a) Concerning Transfer or Sale of a Real Property Interest and/or (e) Develop Negotiating Positions

- c. Other

None.

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PJCOS  
Maintenance  
Items

- a. Review Options for Preventing Illegal Access at the Northeast Corner of PJCOS Adjacent to Present Concrete Fence - \$4,269

The Board asked the cost estimate to place boulders instead of a concrete fence. Mr. Cyboron indicated this cost is \$2,758.

The Board noted there are no current problems to their knowledge with the illegal access at this site other than an occasional contractor. After discussion, the Board tabled a decision on additional options for preventing illegal access at this location.

- b. Review Emerald Isle Work Orders in Jordan Road and Broncos Parkway Medians

1. WO #111027 – Remove and replace dead plants at Island 9A - \$2,281
2. WO #111160 – Remove and replace dead plants at Island #2 – and install plants where dead shrubs have been removed - \$5,335
3. WO #111305 – Remove and replace dead plants at Island 8B - \$3,570
4. WO #111306 – Remove and replace dead plants at Island 8A - \$3,719.50
5. WO #111307 – Remove and replace dead plants at Island 6 - \$1,755
6. WO #111308 – Remove and replace dead plants at Island 5 - \$2,110
7. WO #111309 – Remove and replace dead plants at Island 4 - \$1,670

Mr. Cyboron reviewed the seven (7) work orders with the Board. Director Pettway asked for the breakdown of the labor versus material costs. Mr. Cyboron indicated that labor is approximately 40% of each bid with the materials being the remainder. The Board noted that as you drive along Jordan Road and Broncos Parkway, the missing plants and damage are not clearly visible. Mr. Cyboron indicated these dead plants and materials have accumulated over the last 5-10 years. These improvements should last another 5-10 years with normal winters and irrigation.

After discussion, upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the seven (7) work orders totaling \$20,440.50 subject to review by a committee of Directors Pettway and Hoover with Mr. Cyboron in the field, and a final recommendation to confirm the approval of all seven (7) work orders.

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Mr. Cyboron indicated that planting at this time is a good time of year. Planting in the spring each year is probably the first preference with the fall planting the second preference. Mr. Cyboron noted the plants will be warranted for one year by Emerald Isle Landscaping.

c. Other

None.

Legal

a. Continued Public Hearing - Discussion and Possible Action on the Cornerstar Health Care Plaza Exclusion Request

Mr. Blodgett reported that he received a request from Ms. Strong, representing the applicant, to table this item pending a possible replat of the property after discussions with CDOT.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board continued the public hearing to the September 16, 2014 Board meeting.

Financial

a. Review and Consider Approval of Emerald Isle Landscaping, Inc. July Invoices - \$9,947.25

Upon a motion duly made, seconded, and upon vote, unanimously carried, the Board approved the July invoices submitted by Emerald Isle Landscaping in the amount of \$9,947.25. Director Lamberton did not participate and abstained.

b. Consider Approval of Reimbursements to Director Lamberton -- \$85.11

Upon a motion duly made, seconded, and upon vote, unanimously carried, the Board approved the reimbursement to Director Lamberton in the amount of \$85.11. Director Lamberton did not participate and abstained.

Director's  
Items

a. Review Draft Goals and Objectives

Deferred.

b. Website Update

Director Leyn asked if the [info@pjmd.org](mailto:info@pjmd.org) email address for the Board members has received any responses. Mr. Blodgett will check with Ms. Brandenburger.

c. Discuss Regional Community Center Concept and Financing Options -- Director Waldron

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Director Waldron reported that the community center and pool facility may be viable with several districts participating as a regional facility for families. He is proposing that the Cottonwood Metropolitan District, E-470 Potomac Metropolitan District, the now forming Cottonwood Highlands Metropolitan District (northeast corner of E-470 and Chambers Road) work together for a regional facility. He asked Ms. King to review assumptions related to future mill levy and cost per home for an approximate \$5,000,000 construction bond issue and an approximate \$160,000 per year operating cost. Ms. King distributed information related to various assumptions on future assessed value and mill levies if the entire district participates or just the residential portion of the districts participate. Director Waldron reported the \$160,000 annual operating fees is probably excessive; the actual cost should be much less. He noted he has not yet developed a construction or land acquisition budget for the \$5,000,000 as the estimated construction cost for a future bond. Perhaps the land can be donated.

After discussion, the Board supported the concept of pursuing a regional community center/pool facility with the surrounding districts. Director Waldron noted he has discussed with Cottonwood Metropolitan District and the organizer of the Cottonwood Highlands Metropolitan District. He will further discuss this with Cottonwood Directors. He will also meet with the E-470 Potomac Metropolitan District Board. Mr. Blodgett noted they do not meet again until November. However, two of their Board members meet on the Compark Business Campus Metropolitan District that meets Tuesday, August 26<sup>th</sup>. Director Waldron will attend that Board meeting to brief them.

### d. Confirm Quorum for Next Meeting – September 16, 2014

A quorum was confirmed. Director Pettway stated he may be gone at that time.

### e. District Management Fees

The Board expressed concern about the recent monthly District management fees that totaled \$10,000 in July. The Board noted that projects and activities are winding down, and their expectation is that the management fee costs will also be reduced. The Board has made efforts to reduce the cost of food, Board meetings, the elimination of Verizon service and other efforts to save money and further reduce the mill levy.

Mr. Blodgett will prepare a task list of services provided, and recommend ways in which future management fees can be reduced immediately either with or without a monthly cap.

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Manager's  
Items

a. SDA Annual Conference – September 10-12, 2014 – Keystone

Directors Hoover and Lamberton are attending. Director Waldron said he may be able to attend part of the conference depending on his schedule. Mr. Blodgett noted that he and Director Lamberton are on a panel regarding the Mountain Plains Investment Corporation lawsuit and CORA issues on Wednesday, September 10<sup>th</sup> at 1:45 p.m. if other Board members can attend. Mr. Ruhland and Mr. Bronesky are also on the panel.

b. Referrals

None.

c. Other

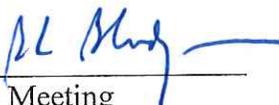
None.

Other  
Business

None.

Adjournment

Upon a motion duly made, seconded, and upon vote, unanimously carried, the meeting adjourned at 7:30 p.m.

  
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Secretary for the Meeting