

RECORD OF PROCEEDINGS

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

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on November 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:

Bill Lamberton
Clint Waldron
Kevin Pettway
Mark Hoover

Also in attendance were:

Bob Blodgett, & Kevin Collins; CliftonLarsonAllen LLP
Ron Lambert; Mulhern MRE
Ken Cecil; J3Engineering

Call to Order

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

Pledge of
Allegiance

Director Hoover 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

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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 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.

Consideration of Agenda

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the Agenda as submitted, and the absence of Director Leyn was excused.

Public Comment

None.

Presentation

Colorado's Best of 2013, Honor Award for Outstanding Achievement for Cherry Creek Stream Reclamation Work in PJCOS – Ken Cecil, CASFM Presenting

Mr. Cecil presented the Board an award to the District entitled "Colorado's Best of 2013, Honor Award for Outstanding Achievement for Cherry Creek Stream Reclamation Work in PJCOS". Mr. Cecil noted that the Southeast Metro Stormwater Authority, Urban Drainage and Flood Control District and others also received awards for the District's work in 2011-12 for Cherry Creek stream reclamation. All indicated it was one of the outstanding stream reclamation projects on the Front Range in 2013.

The Board thanked Mr. Cecil for his presentation and recognition by the Colorado Association of Stormwater and Flood Plain managers.

CONSENT AGENDA

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Mr. Blodgett reported the Directors' fees total \$738.80 now. Upon a motion duly made, seconded, and upon vote unanimously carried, the Board approved the Consent Agenda as submitted.

- a. Approve Minutes of the November 14, 2014 Special Meeting and October 14, 2014 Continued Regular Meeting
- b. Accept October 31, 2014 Financial Statements
- c. Accept November 18, 2014 Cash Position Report
- d. Approve Current Claims Totaling \$20,170.09 and Directors' Fees Totaling \$738.80
- e. Approve 2015 Administrative Matters Resolution
- f. Approve CliftonLarsonAllen LLP Engagement Letter for 2015 Accounting Services

DISCUSSION AGENDA

Capital Projects

- a. RHRES Playground Improvement Project Construction – Status

The Board reviewed the status reports from Mr. Wolfarth. Mr. Lambert indicated there may be a request for a Change Order for additional days due to weather. There is no information about a monetary Change Order at this point.

- b. Cherokee Trail Stub Road IGA Amendment

Mr. Blodgett reported the Centennial City Council voted 4 to 4 not to amend the IGA and transfer the funds for Broncos Parkway access to the PJCOS between the Broncos Parkway Trailhead and the Tagawa property. The City Council members voted against it because of safety concerns with this intersection being so near the Cherokee Trail Road intersection with Broncos Parkway.

No amendment to the IGA is needed.

Mr. Blodgett reported he has contacted Mr. Reed to request that the \$300,000 being held by the District be provided to the City of Centennial for the future Cherokee Trail Stub Road. This would remove the District from this project entirely. Mr. Reed is reviewing the request with staff and will report back by the end of this week.

- c. Discuss Future of Property Ownership by the District

Mr. Blodgett relayed a message from Commissioner Sharpe indicating that the Commissioner's have decided not to purchase the property in 2015. However, they would like to work with the District and the City regarding the County taking over the maintenance in 2015. The Commissioners can revisit the issue of possible purchase during the summer of 2015 for action possibly in 2016.

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Ms. Sharpe reported Mr. Carter's staff is preparing a report on the potential maintenance costs of PJCOS for 2015. Mr. Blodgett will contact Mr. Carter to discuss the status of this effort.

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

Not needed.

- d. Other

None.

PJCOS Maintenance Items

- a. Review RFP Responses for 2015 Landscape Maintenance Work

Directors Pettway and Hoover reported they met with several of the contractors on site. After consideration, they have narrowed the choices to COX and Emerald Isle. COX has a lower price. However, Emerald Isle has the experience and qualifications from past years.

There is also the possibility that if Arapahoe County takes over maintenance of PJCOS, only the bid schedule for the maintenance of the Broncos Parkway and Jordan Road medians would be awarded in 2015.

After discussion, the Board deferred action to the December 16th meeting.

- b. Weed Maintenance Update

None.

- c. Update on Controlled Burn by South Metro Fire and Rescue Department

The Board reviewed the information provided by Ms. Juneau to Directors Hoover and Pettway. Directors Hoover and Pettway reported they met with South Metro Fire and Rescue Department on site last week to discuss the burn. The Fire Department is ready to move forward. The only cost to the District will be some permit fees.

After discussion, the Board authorized CLA to move forward in coordinating the South Metro Fire and Rescue Department for a prescribed burn during March 2015. The Board asked that the site map provided by the Fire Department of the 10.88 acre parcel be placed on the District's website for homeowners to view.

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Director Lamberton noted a burn will eliminate many of the noxious weeds in the open space.

Legal

None.

Financial

- a. Review and Consider Approval of Emerald Isle Landscaping, Inc. October Invoices - \$5,752.25

Upon a motion duly made, seconded, and upon vote, unanimously carried, the Board approved the October invoices submitted by Emerald Isle Landscaping in the amount of \$5,752.25. Director Lamberton did not participate and abstained.

Director's
Items

- a. Potential Community Facility

- 1. Review Site Analysis Proposal from MRE - \$TBD

Director Waldron reported he met with Mr. Lambert prior to the Board meeting. Mr. Lambert will prepare a proposal for due diligence on a site of approximately 5 acres west of Jordan Road and south of the ACWWA facility within a larger 60 acre vacant tract. Director Waldron reported this site will allow access to the Happy Canyon Creek Trail Connection which will be completed by Dove Valley in 2015. There would be a park and trail connections in addition to a community facility.

After discussion, the Board authorized Mr. Blodgett to discuss with Arapahoe County a possible planning grant for this site for submittal in February 2015.

- b. Confirm Quorum for Next Meeting – December 16, 2014 at 5:00 p.m.

A quorum was confirmed.

- c. Other

None.

Manager's
Items

- a. Conduct Public Hearing to Consider Amending 2014 Budget; Consider Adoption of Resolution to Amend 2014 Budget

Not needed.

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- b. Conduct Public Hearing to Consider Adoption of 2015 Budget; Consider Adoption of 2015 Budget, Appropriate Expenditures and Certify Mill Levies; Consider Adoption of Resolution to Approve 2015 Budget, Appropriate Expenditures and Certify Mill Levies

Mr. Collins reported there will be minor amendments to a couple of titles in the final budget and the Capital Projects Fund.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board opened the public hearing at 6:28 p.m.

There were no public comments.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board closed the public hearing at 6:29 p.m.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the adoption of a Resolution to approve the 2015 Budget, appropriate expenditures and certify a mill levy of 21 mills for collection in 2015, with the recommended amendments by Mr. Collins.

- c. Referrals

Mr. Blodgett reported there is a Parker Annexation referral which does not affect the District.

- d. Update on District Boundary Map

Mr. Lambert distributed copies of the District boundary map as determined by a surveyor.

The Board asked Mr. Blodgett to contact the City to effect exclusion of the 27 acre PJCOS which remains within the Vermilion Creek Metropolitan District. Mr. Blodgett will contact Mr. Reed to discuss.

- e. Other

None.

Other
Business

Mr. Blodgett will provide the 2013 crusher fines trail cost estimate proposal from Valerian LLC to Mr. Lambert for review and update. This item is in the 2015 Budget if Arapahoe County will allow the project to proceed within the Cherry Creek Valley Ecological Park adjacent to the current concrete trail.

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The Board reviewed the present election authorization for the future potential community facility. No action was taken.

Director Waldron ask that the administration tab password be provided once again to the Board by Ms. Brandenburger for use on the District's website.

Adjournment

Upon a motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned at 7:05 p.m.



Secretary for the Meeting