

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
JULY 21, 2015**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on July 21, 2015 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
Mark Hoover
Kevin Pettway

Also in attendance were:

Bob Blodgett & Kevin Collins; CliftonLarsonAllen LLP
Ron Lambert; Mulhern MRE
Blair Dickhoner; Lyons Gaddis (via telephone)

Call to Order

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

Pledge of
Allegiance

Mr. Collins 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 continues to live within the District, but now is a tenant rather than a property owner in the Creekview Subdivision. 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 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

None.

CONSENT AGENDA

Mr. Blodgett reported the current claims are \$40,585.07 and Directors' Fees are \$309.40. Director Waldron recommended the removal of Item a, the June 16th Board meeting minutes and Item c, June 30, 2015 Financial Statements for later review. The Board concurred. Upon a motion duly made, seconded, and upon vote unanimously carried, the Board approved the Consent Agenda as amended without items a and c.

The Board asked Mr. Blodgett to contact Mr. Bauer regarding the counter for the kiosk indicating 2,400 people in a month. That amount seemed high to the Board.

- a. Approve Current Claims Totaling \$40,585.07 and Directors' Fees Totaling \$309.40
- b. Accept July 1, 2015 Cash Position Report
- c. Accept July 2015 PJCOS Management Report by ACOS
- d. Ratify Agreement with Lyons Gaddis to Serve as Special Counsel for Potential ACWWA Parcel Purchase

DISCUSSION AGENDA

- a. Approve Minutes of the June 16, 2015 Regular Meeting

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Director Waldron recommended amendments to several sections of the Minutes. Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the June 16, 2015 Minutes as amended.

Capital Projects

Discussion and Possible Action Concerning Proposed Regional Community Facility

a. Discuss ACWWA 2.77 Acre Site

Action was tabled.

1. Appraisal Report – McCloud & Associates

Action was tabled.

2. Due Diligence Report – Ron Lambert, Mulhern MRE

Action was tabled.

3. Review Ohlson Lavoie Collaborative (OLC) Proposal for Sketch Plans

Action was tabled.

4. Review Potential Cost Sharing Options with Other Districts

i. Status of Participation by Other Districts

Action was tabled.

b. Next Steps

The Board indicated they would review this issue again in the next 60-90 days.

c. Executive Session to Receive Legal Advice Regarding Discussion of Possible Acquisition of Real Property Pursuant to C.R.S. 24-6-402(4)(a)(b) and (e)

1. Status of Draft LOI for Purchase of 2.77 Acres from ACWWA for Potential Community Facility Site – Blair Dickhoner

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board adjourned into Executive Session at 5:05 p.m. Mr. Dickhoner was present by telephone for the Executive Session.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board adjourned out of Executive Session at 5:30 p.m.

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No action was taken.

d. Other

The Board asked Mr. Lambert to contact Mr. Crehan at DVMD to discuss the possibility of an open space/dog park in the drainage tract west of the ACWWA Joint Purification Plant.

Maintenance
Projects

a. Ladera Trail Maintenance

Mr. Lambert reported ACOS will maintain Ladera Trail. The work order with Emerald Isle is not needed.

Legal

a. Discuss November 2015 Election – Needed?

Director Waldron reported the District may need street authorization for the potential Community Facility. The prior debt authorization is considered “stale”. This item will be discussed again at the August Board meeting.

c. Update on Amended PJCOS IGA with City of Centennial

Mr. Collins noted the \$300,000 District Reserve for the Cherry Creek Trail Stub Road is due to be paid to City of Centennial by August 1st. The Board authorized payment.

d. Update on 27 Acre Open Space Exclusion from VCMD

Mr. Blodgett updated the Board on an Open Space Exclusion schedule. He noted it has been filed with the Court and Notices to property owners will go out this week. The Exclusion will be in front of the Court and be completed approximately by November 1st.

Financial

a. 2015 Bonds Closed

Mr. Collins reported the bonds have closed per the Board’s direction.

b. Consider Approval of Emerald Isle Landscaping, Inc. Invoices – \$1,009.87

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the Emerald Isle Landscaping invoices in the amount of \$1,009.87. Director Lamberton did not participate, and abstained from the vote.

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c. Accept June 30, 2015 Financial Statements

Mr. Collins reviewed with the Board. Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board accepted the June 30, 2015 Financial Statements.

Manager's
Items

a. Referrals

None.

b. Website Update

No report.

c. Confirm Quorum for Next Meeting – August 18, 2015 at 5:00 p.m.

A quorum was confirmed for the August 18, 2015 Board meeting. The Board discussed the possibility of cancelling this meeting. Mr. Blodgett will inform Director Leyn.

d. Other

Mr. Blodgett reported the annual Special District Association conference is in Keystone from September 23-25, 2015. The Board members will notify him if they would like to attend.

Other
Business

None.

Director's
Items

Director Waldron report spalling on the Low Water Creek Crossing Trail over Cherry Creek, west of the Cherry Creek Trail. Mr. Blodgett will notify ACOS.

Director Waldron reported some of the concrete panels in the Cherry Creek Trail have shifted and so the joints are uneven. This could a potential safety issue. Mr. Blodgett will review with ACOS.

Director Waldron reported the annual run for the Watershed Relay is Sunday, September 27, 2015. The Board discussed the possibility of a PJMD team entering the event.

Adjournment

Upon a motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned at 6:30 p.m.


Secretary for the Meeting

CERTIFICATION OF EXECUTIVE SESSION

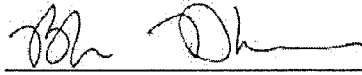
Regarding the executive session referred to in the Minutes of a Meeting of the Board of Directors on July 21, 2015, it was duly moved and seconded that the Board enter into an executive session pursuant to Sec. 24-6-402(4)(b), C.R.S., for the purpose of receiving legal advice from counsel, Blair Dickhoner and pursuant to Sec. 24-6-402(4)(a), C.R.S. for the purpose of discussing the acquisition of certain real property. The motion carried unanimously and the Board entered into an executive session at 5:05 p.m.

Mr. Dickhoner provided legal counsel on issues regarding the Board's negotiation position with respect to the purchase of certain real property, such legal advice constituting privileged attorney-client communications in the opinion of Mr. Dickhoner.

The Board came out of the executive session at 5:32 p.m.

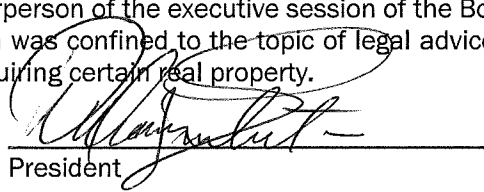
CERTIFICATION BY REGISTERED ATTORNEY

I, Blair M. Dickhoner, Reg. No. 40559, hereby certify that the executive session was devoted to providing specific legal advice to the Board of Directors regarding the purchase of certain real property and that such communications involving legal advice were privileged under applicable Colorado law and Supreme Court rules.



CERTIFICATION BY BOARD OF DIRECTORS PRESIDENT

I, Bill Lambertson, hereby certify that I served as chairperson of the executive session of the Board of Directors held on July 21, 2015 and that the session was confined to the topic of legal advice from the Board's legal counsel regarding the matter of acquiring certain real property.



President