

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
JANUARY 19, 2016**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on January 19, 2016 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 (via telephone until 6:20 p.m.)
Don Leyn
Mark Hoover
Kevin Pettway

Also in attendance were:

Bob Blodgett and Kevin Collins; CliftonLarsonAllen LLP
Clint Waldron; former Board member
Troy Burley; 16006 E. Geddes Lane

Call to Order

Director Leyn called the meeting to order at 5:00 p.m. President Lamberton asked that Director Leyn serve as the President since he was only available by telephone. The Board concurred. Director Leyn was appointed acting President for the Board meeting.

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

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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 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 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.

Upon a motion duly made, seconded, and upon vote, unanimously carried, the Board excused the absence of Director Mojica.

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. Burley indicated he was a resident of Creekside Landing. He enjoys using the Cherry Creek Valley Ecological Park (CCVEP) and the open space and trails. He found the information about the Board meeting on the District's website. He wanted to attend and observe. He may be interested in running for one of the Board vacancies in May. The Board welcomed Mr. Burley to the Board meeting.

CONSENT AGENDA

Mr. Blodgett reported item 6 C, current claims are now \$15,923.35 and Director's Fees will be paid by ADP on Friday, January 22nd.

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

- a. Approved Minutes of the December 3, 2015 Special Meeting
- b. Ratify December Claims Totaling \$16,814.61
- c. Approve Current Claims Totaling \$15,923.35 and Directors' Fees Totaling \$309.40
- d. Accept November 30, 2015 Financial Statements
- e. Accept January 1, 2016 Cash Position Report
- f. Accept November 2015 and December 2015 PJCOS Management Report by ACOS
- g. Ratify 2016 Landscape Maintenance Contract with Keesen
- h. Accept 2015 PJCOS Monitoring Report

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- i. Accept CDPHE Discharge Permit Termination
- j. Accept CTF Information
- k. Approve Official Posting Location for Notices of Board Meetings
– CCVEP Public Restroom
- l. Information Items

DISCUSSION AGENDA

Regional
Community
Facility

Discussion and Possible Action Concerning Proposed Regional Community Facility

Mr. Waldron reported that the potential purchaser of the MPIC property continues to have discussions with the Fetters family. At this point, they are far apart in price, but they are still talking. Mr. Waldron indicated the potential purchaser would like to make a decision in the next 30 days or so as to whether an agreement can be reached to purchase some or all of the MPIC property. The Board thanked Mr. Waldron for his update.

Maintenance
Construction

- a. Status of PJCOS Controlled Burn by South Metro Fire Department

Mr. Blodgett reported that Mr. Reid of South Metro Fire would still like to conduct the burn in the winter. Due to the snow cover in November and December, the burn was not conducted. Mr. Reid will notify CLA within one or two days of the burn. CLA will then notify the HOA's and the Cherry Creek Business Park and place the information on the website.

- b. Discuss Potential Trail Connections and ACOS Grant Process

Mr. Blodgett reviewed Director Mojica's "squiggly lined" trail map for six future connections. He reported Mr. Mendisco discussed the potential trails with Arapahoe County Open Space (ACOS). Three of the trails are exclusively in ACOS and will not qualify for a grant. One trail connection is in the City of Aurora and the City of Aurora plans to request a grant. Two other trails are partially on PJCOS property and HOA property and will involve HOA approval to proceed.

Mr. Blodgett reported the deadline for the trail submittal is early February.

After discussion, upon a motion duly made, seconded, and upon vote, unanimously carried, the Board approved authorization not to exceed \$5,000 for Mulhern MRE to prepare a detailed map of the exact locations and property ownership for each of the trail connections, and update the cost estimates to include mobilization, engineering, oversight, permits, fees, contingencies and any other costs for the complete project. The Board asked that CLA meet with ACOS to determine if the County

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would be willing to pay for some of the connections with their own funds in the future. If not, would they be willing to match 50/50 with PJMD to complete some of the trail connections on ACOS property without a grant. The Board asked that Mr. Lambert prepare cost estimates for both a ten foot wide concrete trail and a 6 foot wide crusher fine trail.

The Board appointed Directors Mojica and Pettway to a committee to review the information with Mr. Lambert and Mr. Mendisco. The HOA's will be consulted prior to grant applications being submitted.

c. Discuss Community Garden and Pocket Park Eligibility for ACOS Grant Funds

Mr. Blodgett reported that ACOS indicated that the pocket parks are eligible for grant funding. However, community gardens are not. The Board noted that the HOA's have declined in the past to provide the necessary public easement for their pocket parks that is required if ACOS grant funds are used. The Board decided not to pursue pocket park additions or expansions with the HOA's at this time.

d. Other

Mr. Blodgett reported that Mr. Lambert informed him that Mr. Chambers contacted him today on behalf of the Cherry Creek Water Quality Authority, ACWWA and SEMSWA regarding water quality work being conducted in the Cherry Creek Watershed. They have requested permission to provide two stream gauges in Cherry Creek within PJCOS. One would be west of Tagawa and the other would be at the southern end of the creek within the District. Mr. Blodgett indicated an email letter request will be submitted soon. He will refer it to Mr. Kron and Mr. Lambert for review. Mr. Kron can determine if an easement is required for this work. Director Leyn reported there is a new LED sign west of Tagawa adjacent to the Broncos Parkway Trailhead on the south side of Broncos Parkway. It is very bright.

Legal

a. May 3, 2016 Director's Election Update

Mr. Blodgett reported the 2000 postcards are in printing. They should be ready by the end of the week. They will then be provided to Director Mojica and the Boy Scouts to distribute to all businesses and residences throughout the District.

Self nomination forms are due to the DEO, Spencer Fane LLP by February 26th.

Financial

a. 2016 Final Budget

Mr. Collins reported he is finalizing the budget at this time. It must be completed and filed with the Colorado Division of Local Government by

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January 31st. It will be available for the February Board meeting. The final Assessed Value on December 10th did not change substantially from that reviewed by the Board in November.

Manager's
Items

- a. January 15, 2016 CCBWG Meeting – Cancelled

No report.

- b. Referrals

Mr. Blodgett reviewed the Caliber Collision referral from the City of Centennial on Hinsdale Circle. Mr. Mendisco contacted Caliber Collision. The work is proposed to be 16,500 square feet of remodeling of existing facility. It appears our fee resolution does not apply since no new buildings are being constructed. Mr. Mendisco will verify with Caliber. Mr. Blodgett will refer it to Mr. Kron to ensure that the District's facility fee resolution does not apply to a remodel of an existing facility.

- c. Website Update

Mr. Blodgett reported he has updated the website regarding the controlled burn and other items.

- d. Confirm Quorum for Next Meeting – February 16, 2016 at 5:00 p.m.

A quorum was confirmed for the February 16, 2016 Board meeting.

- e. Other

None.

Other Business

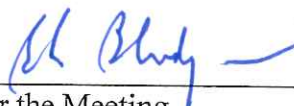
None.

Director's Items

None.

Adjournment

Upon a motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned at 6:55 p.m.


Secretary for the Meeting