

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
FEBRUARY 16, 2016**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on February 16, 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
Mark Hoover
Kevin Pettway
Michael Mojica

Also in attendance were:

Bob Blodgett, Mat Mendisco and Kevin Collins; CliftonLarsonAllen LLP
Ron Lambert; Mulhern MRE
Troy Burley; 16006 E. Geddes Lane

Call to Order
Pledge of
Allegiance

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

Mr. Burley 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 which may affect his interests. A written disclosure of his interests was filed with the Secretary of State prior to the meeting.

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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.

Director Mojica reported that he is a homeowner within the District. 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 Leyn.

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 thanked the Board for the ability to attend the meeting. He indicated he has submitted his self nomination form for the Board vacancy. The Board thanked him for his interest. They noted that all of the plaques, pictures and trophies surrounding the room represent the District's accomplishments over the past 15 years.

CONSENT AGENDA

Mr. Blodgett reported the current claims are now \$39,450.61 and Director's Fees will be paid by ADP on Friday, February 19th.

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 January 19, 2016 Regular Meeting
- b. Approve Current Claims Totaling \$39,450.61 and Directors' Fees Totaling \$309.40
- c. Accept December 31, 2015 Financial Statements
- d. Accept February 1, 2016 Cash Position Report
- e. Accept January 2016 PJCOS Management Report by ACOS
- f. Accept Caliber Collision Conditional Use Site Plan Referral Response
- g. Accept February 5th Letter of Support for City of Centennial Planning Grant Application to ACOS
- h. Information Items

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DISCUSSION AGENDA

Regional
Community
Facility

Discussion and Possible Action Concerning Proposed Regional Community Facility

Mr. Blodgett reported he spoke with Mr. Waldron this afternoon. Mr. Waldron indicated the prospective purchaser and the Fetters are still negotiating regarding a potential purchase of some or all of the property. This issue may be resolved by the March meeting.

Maintenance and
Construction
Projects

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

Mr. Blodgett reported that Mr. Reid of South Metro Fire has still not identified a safe window to conduct the burn. They will notify the District when that occurs.

b. Discuss Potential Trail Connections and ACOS Grant Applications

Mr. Mendisco and Mr. Lambert updated the Board on discussions with the Board Committee of Director Pettway and Director Hoover since the last Board meeting. After discussion, the Board Committee decided the District was not yet ready to submit a spring grant application. After further discussion, the Board authorized Mr. Lambert to continue preparing cost estimates for both a 10 foot wide concrete trail and a 6 foot wide crusher fine trail for the six connections. Mr. Mendisco will discuss with Arapahoe County Open Space (ACOS) possibilities for sharing costs for four of the connections on ACOS property.

Mr. Mendisco will also discuss responsibility for the future maintenance of the trails if built on ACOS property.

c. Other

Mr. Lambert reported the Board had been incorrectly billed for SEMSWA fees related to the Ladera Trail. ACOS will get with SEMSWA and pay the \$500 permit fee.

Legal

a. May 3, 2016 Director's Election Update

Mr. Blodgett reported that self nomination forms have now been received from Director Leyn, Director Mojica and Mr. Burley. Since there are more candidates than vacancies, a mail ballot election will be required unless a candidate withdraws. Mr. Collins reported the 2016 Budget includes \$40,000 in case there is a contested mail ballot election. Mr. Burley offered to withdraw his nomination to save the District funds and

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perhaps be considered for an appointment at a future date or a future election.

The Board also noted Director Leyn is very busy with his travel and is not able to attend every meeting. After further discussion, Director Lamberton agreed to contact Director Leyn to discuss his interest in continuing to be a candidate, recognizing the District would like to avoid the cost of a contested election, if possible.

- b. Discuss Reimbursement Agreement with South Creek Investors, LLC for Northeast Corner of Broncos Parkway and Jordan Road

Mr. Blodgett reviewed the request from Mr. Goldberg with South Creek Investors, LLC. The request is to increase the current reimbursement amount of \$163,000 for a commercial project to \$211,000 for a 70 town home residential project at the same location. Mr. Lambert indicated he will discuss with the engineer and obtain cost estimates. If approved by the Board, the amount will be an amount not to exceed until the actual construction on the project occurs. The requested improvements for street and storm drainage work are eligible under the District's Service Plan. After further discussion, the Board tabled action to the March meeting.

- c. Discuss License Agreement with SEMSWA for Stream Gauges (2) in Cherry Creek within PJCOS

Mr. Lambert reported this agreement is for a three year period at two sites within PJCOS. Mr. Kron has indicated a three year agreement is acceptable.

After further discussion, upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the license agreement with SEMSWA or the appropriate entity for a three year period subject to final legal and engineering review.

Financial

- a. 2016 Final Budget

The Board accepted the 2016 final budget.

- b. December 31, 2015 Financial Statements

Mr. Collins reviewed with the Board. The Board asked that a breakdown of the \$16,838 for Red Hawk Ridge playground costs in 2015 be provided to the Board.

Director Mojica recommended the Board discuss a list of other potential capital projects either with the Community Facility or in lieu of the Community Facility if that is not able to be accomplished. This will be placed on a future agenda. After further discussion, the Board accepted the December 31, 2015 Financial Statements.

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Manager's
Items

a. Referrals

None.

b. Website Update

Mr. Blodgett reported the website has been updated.

c. Confirm Quorum for Next Meeting -- March 15, 2016 at 5:00
p.m.

A quorum was confirmed for the March 15, 2016 Board meeting.

d. Other

None.

Other Business


Director Mojica reported the benches in the Center of Wisdom in PJCOS are cracking. He recommended a polyurethane coating be provided. Mr. Blodgett will inform ACOS.

Director's Items

None.

Adjournment

Upon a motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned at 6:45 p.m.



Secretary for the Meeting