

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
SEPTEMBER 20, 2016**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on September 20, 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; President
Kevin Pettway; Secretary
Michael Mojica; Assistant Secretary/Treasurer
Troy Burley; Assistant Secretary/Treasurer

Also in attendance were:

Bob Blodgett, Kevin Collins & Cynthia Beyer; CliftonLarsonAllen LLP
Rick Kron; Spencer Fane LLP (via telephone)
Ron Lambert; Mulhern MRE
Bill Bauer; ACOS
Mike Genders & Jamie Reis; Keesen Landscaping
Brian D'Orazio; CliftonLarsonAllen LLP

Call to Order
Pledge of
Allegiance

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

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

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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 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.

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 Burley 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.

The Board excused the absence of Director Mark Hoover.

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

Director Lamberton asked that Item h, Traffic Control Costs for Median Tree/Shrub Replacement be removed from the Consent Agenda. The Board concurred.

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

- a. Approve Minutes of the July 19, 2016 Regular Meeting
- b. Ratify July Claims Totaling \$21,563.55
- c. Approve Current Claims Totaling \$23,289.85 and Directors' Fees Totaling \$369.40
- d. Accept August 31, 2016 Financial Statements
- e. Accept September 1, 2016 Cash Position Report
- f. Accept July and August 2016 PJCOS Management Report by ACOS
- g. Ratify Agreement with HOA's for Trail Connections
- h. Information Items

DISCUSSION AGENDA

Mr. Collins reported that Black Rock Investment has decided not to participate in a District agreement related to investment of the unused

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bond proceeds. He reported that federal obligations will instead be purchased at an additional interest earnings of 25 basis points.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board voted to approve the amended investment policy for the unused bond proceeds with federal obligations and an increase in the District yield of 25 basis points.

Regarding item h moved from Consent Agenda: Ratify Traffic Control Costs for Median Tree/Shrub Replacement with Keesen for \$8,000, Mr. Genders reported the estimated cost may be in the range of \$6,000 now. It is still not certain what Centennial will require related to the future removals.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved a not to exceed \$8,000 for traffic control costs for median tree/shrub replacements with Keesen.

Maintenance and Construction Projects

a. Status of New Trail Connections with ACOS

1. Discuss ACWWA Trail Connection

Mr. Lambert reported he is waiting ACWWA's response regarding participation in the trail connection to ACOS. The Board asked that ACWWA be given a deadline as to whether or not they will agree to participate this year or the Board would need to move on without them in this year's construction projects. Mr. Lambert will inform Mr. Leak.

2. Discuss South Creek Master HOA Trail Connection

Mr. Lambert reported this project has met the approval of the HOA. He is awaiting a formal response. After discussion, the Board approved moving forward with the South Creek Trail Master HOA connection.

The Board discussed the erosion issues related to the Trail No. 2 connection. After discussion, upon a motion duly made, seconded, and upon a vote, the Board approved moving forward with Trail Connection No. 2 and avoiding the erosion issue.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board authorized moving forward with the Trail No. 3 connection with the HOA.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board authorized moving forward with

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the Trail No. 4 connection. Mr. Lambert reported he is waiting on the response from Ms. Whitehead at the HOA.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board authorized moving forward with the Trail No. 6 connection.

The Board asked that Mr. Lambert send a letter to all of the HOA's and ACWWA which state the importance of quickly getting agreements in place for the trail connection construction and maintenance and indicate the deadline so that they can be constructed in Fall 2016. Ms. Beyer will coordinate with Mr. Lambert regarding the wording and deadline.

Mr. Bauer reported the IGA is still being reviewed by the Arapahoe County staff. He anticipates approval of the ACOS IGA which agrees to pay PJMD 50% of the cost of trail connections and assume annual maintenance for those trails within ACOS.

- b. Status of South Creek Reimbursements for Richmond Homes Project at Jordan Road and Broncos Parkway

Mr. Lambert provided an update to the Board. He will let Mr. Goldberg know that an engineer's certification for the improvements is required prior to approving the reimbursement.

- c. Status of Median Tree and Shrub Replacements

Mr. Reis reported these will begin today and will be complete within two weeks. The Board expressed concern about the delay and backflow preventer replacement.

- d. Discuss Sponsorship for ACOS Fall Festival - \$500-\$1,000 Requested

Mr. Bauer expressed his appreciation for the Board's participation in the amount of \$500 in 2015.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved participation in the amount of \$1,000 for the October 15th ACOS Fall Festival at the 17-Mile House within the District.

Mr. Bauer also reported the damaged concrete trail section on Happy Canyon Trail near Jordan Road will be replaced next week. He estimated the cost will be approximately \$1,000. Mr. Blodgett reported this will be paid by the District with a future reimbursement by the City of Centennial for half of the cost.

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Mr. Bauer also reported that he toured the property recently with Ms. Swenson from ERO and the weed control efforts are going well. She will provide a report within the next month as to whether or not ERO will sign off on the weed control completion for the District.

Legal

None.

Financial

a. 2017 Budget Schedule

Mr. Collins reported a draft budget will be provided to the Board on October 15th. The draft budget will be discussed with the Board at the October 18th Board meeting.

b. December 31, 2015 Preliminary A.V.

Mr. Collins reported the preliminary assessed value for the District declined from about 70 million to 69 million, and the excluded area from 41 million to 40 million.

Manager's
Items

a. September 23rd SDA Presentation RHRES Play Field IGA with Cherry Creek School District

Mr. Blodgett reported this is in Dropbox and has been sent to the Board. Director Lambertson reported he is looking forward to the discussion on September 23rd at the SDA Annual Conference in Keystone. Director Burley is also attending the conference.

b. Discuss 2017 Agreements

1. Landscape Maintenance – Keesen Presently

The Board noted that the Keesen maintenance and warranty on the new trees and shrubs to be installed within the next few weeks in the amount of \$40,000 is contingent on Keesen maintaining the materials for one year. After discussion, the Board decided to continue the landscape maintenance contract with Keesen for 2017. Ms. Beyer will solicit a proposal.

2. PJCOS Maintenance – ACOS Recommended

The Board decided to continue with ACOS in 2017.

3. Discuss 2013 Resolution Regarding Consulting Agreement Review Schedule

The Board discussed this resolution with Mr. Kron. After discussion, the Board decided to follow the guidelines and solicit proposals from legal firms for possible representation in 2017. Mr.

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Kron should also submit a proposal. These will be reviewed at the October 18th Board meeting.

c. Referrals

None.

d. Website Update

Mr. Blodgett reported the website is up to date.

e. Other

Ms. Beyer reported that the State Engineer's office sent information to the District regarding the potential ownership of two wells. She reviewed the State Engineer's records and determined that these two wells are in the name of Fiore & Sons. She will provide this information to the State Engineer and Fiore.

Other Business

None.

Director's Items

a. Discuss District Mission Statement – Director Mojica

Deferred.

b. Discuss Future Purpose of the District – Director Lamberton

Director Lamberton stated that the future purpose of the District should be as a maintenance district once all the projects are complete. The Board concurred. The Board noted that the District's purpose should also be to pay down the existing debt. Director Lamberton reported that the investment of the \$2,000,000 in bond proceeds until they can be refunded, is in the District's best interest. He believes the construction of trail connections is a good idea as long as someone else maintains them.

c. Discuss Future Regular Meeting Schedule

This will be discussed in conjunction with the 2017 Budget.

d. Confirm Quorum for Next Meeting – October 18, 2016 at 5:00 p.m.

A quorum was confirmed for the October 18th meeting.

e. Other

None.

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Adjournment

Upon a motion duly made, seconded, and upon vote, unanimously carried, the Board adjourned the meeting at 6:58 p.m.



Secretary for the Meeting