

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
JANUARY 17, 2017**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on January 17, 2017 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 (via telephone)
Kevin Pettway; Secretary (arrived late)
Troy Burley; Assistant Secretary/Treasurer
Mike Mojica; Assistant Secretary/Treasurer (arrived at 5:08 p.m.)

Also in attendance were:

Bob Blodgett, Patrick Shannon & Kevin Collins; CliftonLarsonAllen
LLP
Beth Dauer; Spencer Fane LLP
Ron Lambert; Mulhern MRE
Bill Bauer; ACOS

Call to Order

Director Lamberton called the meeting to order at 5:10 p.m.

Pledge of
Allegiance

Mr. Bauer 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 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.

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.

Consideration of Agenda There were no changes to the agenda. Upon a motion duly made by Director Pettway, seconded by Director Burley, and upon a vote, unanimously carried, the Board excused the absence of Director Hoover.

Public Comment None.

CONSENT AGENDA

- a. Approve Minutes of the December 6, 2016 Special Meeting
- b. Ratify November Claims Totaling \$43,370.60 Represented by Check Numbers 2427 through 2436
- c. Approve December Claims Totaling \$17,522.85 Represented by Check Numbers 2437 through 2442 and Director Fees Totaling \$369.40
- d. Accept November 30, 2016 Financial Statements
- e. Accept January 1, 2017 Cash Position Report
- f. Accept December 2016 PJCOS Management Report by ACOS
- g. Accept Final 2016 Mitigation Monitoring Report for PJCOS – ERO Resources Corp
- h. Accept January 2017 Landscape Maintenance Report
- i. Information Items

Upon a motion duly made by Director Mojica, seconded by Director Burley, and upon a vote, unanimously carried, the Board approved the Consent Agenda as presented.

DISCUSSION AGENDA

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Maintenance and Construction Projects

a. Status of Construction of New Trail Connections with ACOS

Mr. Lambert and Ms. Dauer reported the Board is proceeding with the trail connections. They reported that Trail No. 6 is very close to completion with the Southcreek HOA. Arapahoe County requires a technical amendment to their FPD which is being completed by Mr. Lambert. Trail No. 3 is ready to go.

Ms. Dauer reported that the River Run HOA has not decided whether to grant her request for a 20 ft. easement in trail section 4. Ms. Dauer and Mr. Lambert have coordinated with the HOA manager, Ms. Whitehead, on this matter. After discussion, the Board asked Ms. Dauer to give River Run HOA a 30 day deadline, and then proceed without them. She will also attempt to determine the date of the next HOA Board meeting, and who the Board members are. Director Mojica offered to attend their Board meeting if he is available.

Mr. Lambert further reported that a GESC permit has been required by SEMSWA for completion of the Trail No. 2 connection. Upon a motion duly made by Director Burley, seconded by Director Pettway, and upon a vote, unanimously carried, the Board authorized Mr. Blodgett to execute the required GESC permit application form to SEMSWA on behalf of the District.

1. Simpson Agreement

Ms. Dauer reported that Simpson's attorney has recommended approval of the proposed trail easement agreement for trail section 2A. It has been sent to Wells Fargo, their lender, for review. This is a requirement of their loan on the project. Ms. Dauer expressed optimism that the Simpson group does want to proceed with the trail. They have a lot of approvals to undertake in order to do so. Mr. Lambert and Ms. Dauer will report back as soon as possible on the status.

2. Other

None.

b. ACOS Report on PJCOS – Bill Bauer

Mr. Bauer reported he will have projects to present regarding new trees and other items at the February meeting.

He reported he has received an application for a 5K event from a non-profit. He reported that the ACOS does not charge fees for permits for use for the Open Space.

Director Pettway asked Ms. Dauer to review the District's Rules and

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Regulations to determine if the District should or could charge a fee for use of the PJCOS.

Director Pettway also recommended a flag be added adjacent to pre-emergent herbicide applications so residents walking their dogs or otherwise using the trails know when the herbicide has been placed. Mr. Bauer will do so.

c. Other

Director Pettway expressed concern regarding the continued deification on district trails and open space from pet owners who are not picking up after their dogs. He indicated it has gotten worse since the December Board meeting. The Board reported they have not seen the Centennial regular patrols for off leash dog enforcement. The Board directed Mr. Blodgett to contact the City of Centennial (COC) to ask the status of their patrols, to increase enforcement and to provide a report or attend the February meeting again to discuss the Board's concerns.

Director Lamberton asked if it was possible to add staff to the ACOS for off leash dog enforcement in PJCOS. Mr. Bauer indicated he would prefer the City of Centennial continue to perform this job since it is their obligation as owner of the open space with their Animal Control Department.

Legal

- a. Approve 24-Hour Posting Location at the Gazebo at the Trailhead off Broncos Pkwy., across from Parker Road

Ms. Dauer reviewed with the Board. Upon a motion duly made by Director Pettway, seconded by Director Mojica, and upon a vote, unanimously carried, the Board approved the 24-hour posting location at the Gazebo at the Trailhead off Broncos Pkwy., across from Parker Road.

Financial

No report.

Manager's Items

- a. Referrals

None.

- b. Website Update

Mr. Blodgett reported the ERO Report would be placed on the website. Director Pettway asked that the pictures be displayed on the website indicating the compliance the District has reached after the last 4 ½ years of the PJCOS maintenance.

Director Mojica asked that the trail connection information on the website be updated.

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c. Other

Mr. Blodgett noted that another District Board has been meeting in the large Board room on the third Tuesday, and their meetings continue to get larger and longer. They have asked if the District would consider moving to 5C permanently unless one of our meetings is larger than theirs in the future. The Board concurred.

Other Business

1. The Board discussed the future meeting schedule. After discussion, the Board asked Mr. Blodgett to contact the Board 10 days ahead of the February 21st meeting to determine if a meeting is needed. The primary items for the February meeting at this point are the trail connections and the December 31st unaudited Financial Statements.
2. Mr. Collins recommended the District authorize transfer of their funds to 1st Bank. 1st Bank works with CLA on a number of districts and has reduced fees and a direct digital platform to work from. Centennial Bank has recently been acquired/merged with another bank.

Upon a motion duly made by Director Burley, seconded by Director Pettway, and upon a vote, unanimously carried, the Board authorized the transfer of the district's accounts from Centennial Bank to 1st Bank.

Mr. Collins also recommended reactivation of the CSAFE account since it is paying higher interest earnings.

Upon a motion duly made by Director Burley, seconded by Director Pettway, and upon a vote, unanimously carried, the Board authorized the establishment of the CSAFE account as well.

3. Damages at the Kiosk – Director Pettway asked if ACOS had any success in tracking down the individual who damaged the kiosk in December. Mr. Bauer indicated they are reviewing the camera footage in determining whether they can find and prosecute the individual. He will send copies of the footage again to Mr. Blodgett for distribution to the Board.

Directors Items a. Confirm Quorum for Next Meeting – February 21, 2017 at 5:00 p.m.,


A quorum was confirmed for February 21st if the meeting is needed.

b. Other

None.

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Adjournment Upon a motion duly made by Director Pettway, seconded by Director Mojica, and upon a vote, unanimously carried, the meeting adjourned at 6:25 p.m.


Secretary for the Meeting