

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
MAY 16, 2017**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on May 16, 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
Kevin Pettway; Secretary (via telephone)
Troy Burley; Assistant Secretary/Treasurer
Mike Mojica; Assistant Secretary/Treasurer

Also in attendance were:

Bob Blodgett & Kevin Collins; CliftonLarsonAllen LLP
Beth Dauer; Spencer Fane LLP
Ron Lambert; Mulhern MRE
Andy Firestine; City of Centennial, Assistant City Manager
Bill Bauer; Arapahoe County Open Space

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. The Board excused the absence of Director Hoover.

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

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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 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.

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.

Consideration of Agenda There were no changes to the agenda.

Public Comment None.

CONSENT AGENDA

- a. Approve Minutes of the April 18, 2017 Regular Meeting
- b. Approve April 2017 Claims Totaling \$21,352.86 Represented by Check Numbers 1000 through 1007, and Director Fees Totaling \$369.40
- c. Accept May 1, 2017 Cash Position Report
- d. Accept April 2017 PJCOS Management Report by ACOS
- e. Accept May 2017 Landscape Maintenance Report
- f. Ratify Keesen Landscape Management Work Order for Tree Replacement from Snow Damage - \$819
- g. Ratify Agreement with ERO for On Site Meeting with Corps of Engineers and Fish and Wildlife Service for PJCOS Mitigation Clearance - \$1,000
- h. Information Items

Director Lamberton recommended the removal of Item g – ERO Agreement, for later discussion. The Board concurred. Upon a motion duly made by Director Mojica, seconded by Director Burley, and upon a vote, unanimously carried, the Board approved the Consent Agenda with the exception of Item g.

DISCUSSION AGENDA

Maintenance and
Construction
Projects

- a. Status of Potential Dove Creek/Fremont Drive Trail Connection to the Cherry Creek Regional Trail – Ron Lambert - Results of

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May 5th DVMD Board Meeting

The Board discussed the email letter from Mr. Crehan indicating that the Dove Valley Board will move ahead with design of the Fremont Drive Trail Connection within the Dove Valley Metropolitan District during 2017 and construction in 2018. The Board discussed a NTE \$2,500 for Mr. Lambert to obtain information on the property owners involved in the District's potential trail connection from Jordan Road to Cherry Creek Regional Trail. He will then provide this information to Director Mojica who volunteered to contact the property owners (probably the City of Aurora and the Colorado Storm and others) to discuss the potential trail connection.

Director Pettway expressed concern about proceeding with any work on this connection if the District is moving to be a maintenance District. Should this trail connection be authorized as a new capital expenditure? After additional discussion, the Board agreed to table this item for further discussion at the June Board meeting before moving forward.

b. ACOS Report on PJCOS

Mr. Bauer provided the report in the absence of Mr. Milton. He reported there was some vandalism on signs that is being addressed. He indicated the kiosk is being rebooted. There are still issues with it. Director Mojica volunteered to help in reviewing the technology related to the District's kiosk. Mr. Bauer will have Mr. Milton contact Director Mojica to discuss.

c. Update on Broncos Parkway/Jordan Intersection Median Repairs by Arapahoe County

Mr. Lambert reported his contact at Arapahoe County indicated it may be as much as \$50,000 to repair the median on the east side of Jordan Road on Broncos Parkway. The County does not have this money in 2017, and it would have to be done in 2018.

Mr. Blodgett report Mr. Weimer at Arapahoe County has stated that the County has not yet agreed to be responsible for the hardscape in the median. This is still under review by Arapahoe County Public Works Staff.

After additional discussion, the Board authorized Mr. Lambert to receive repair estimates for the nose and bring this back to the next Board meeting.

Legal

a. Status of Amendment to 2004 Broncos Parkway Landscape Median Maintenance Agreement with Arapahoe County

Ms. Dauer reported she is waiting on feedback from Arapahoe County regarding whether or not they will provide the first draft of the amended agreement.

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- b. Status of Agreement with City of Centennial for Landscape Maintenance Broncos Parkway Median (Broncos Parkway Bridge to Jordan Road)

Likewise, Ms. Dauer is waiting feedback from City of Centennial on whether they will draft this new agreement with the District before proceeding.

Further updates at the June Board meeting.

Financial

- a. Update on South Creek Investors Reimbursement Agreement

No report.

- b. 2016 Audit Update

No report.

- c. Cash Position Report and Property Tax

Mr. Collins distributed copies of the May 2017 Cash Position and Property Tax Report. Upon a motion duly made by Director Mojica, seconded by Director Burley, and upon a vote, unanimously carried, the Board accepted the Cash Position and Property Tax Report

Mr. Collins recommended approval of a direct deposit form with ACWWA for future utility payments to ACWWA between Board meetings. Upon a motion duly made by Director Mojica, seconded by Director Burley, and upon a vote, unanimously carried, the Board approved the future electronic payments to ACWWA.

Mr. Collins recommended the Board consider utilizing Bill.com as an electronic invoice payment method to save the Board members time in having to personally sign checks. In addition, this allows invoices to be paid in between Board meetings when there is not a meeting.

Upon a motion duly made by Director Mojica, seconded by Director Burley, and upon a vote, unanimously carried, the Board approved the District moving forward using Bill.com. Mr. Collins will bring back the necessary forms at the June Board meeting.

The Board also authorized Mr. Collins to discuss with the bank the possibility of paying the District's bonds off early and utilizing the \$2,000,000 that the District had originally obtained for a community center. He will report back at the June Board meeting.

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Manager's Items

a. Website Update

Mr. Blodgett reported the website is up to date.

b. Other

Director Mojica expressed concern about the lack of public participation within the District. He suggested other means beyond the website for informing residents of the District's activities. After discussion, the Board decided to place this item on the June meeting agenda for further discussion.

Other Business

None.

Directors Items

a. Update on Possible PJCOS Transfer to Arapahoe County

1. Update on Mitigation Clearance of PJCOS

Director Lamberton expressed concern that the US Fish and Wildlife Service has brought up an issue of further inspection of the weeds as a part of the mitigation clearance, even though the Corps of Engineers provided clearance for the mitigation in February. Apparently the Corps of Engineers did not consult with the US Fish and Wildlife at that time. US Fish and Wildlife has insisted on one additional meeting. As a result, ERO provided a proposal for \$1,000 to conduct one final tour of PJCOS mitigation with US Fish and Wildlife, Corps and Engineers, the District and ACOS. Director Lamberton reported after conference calls with US Fish and Wildlife, the Corps of Engineers, ERO and Mr. Blodgett, he agreed to let ERO conduct this meeting. The Board concurred.

Director Lamberton recommended approval of Item g that was removed from the Consent Agenda to ratify the agreement with ERO for the on-site meeting at PJCOS in the amount of \$1,000.

Upon a motion duly made by Director Burley, seconded by Director Mojica, the Board ratified the agreement.

2. Study Session with Arapahoe County B.C.C. – May 23rd at 1:30 p.m. at the County Administration Bldg.

Director Lamberton reported the District will have a Study Session with Arapahoe County Commissioners on May 23rd at 1:30. It is scheduled for one hour. Mr. Firestine reported he will attend on behalf of the City.

Director Lamberton said he anticipates a term sheet from the District to the County or the County providing one to the District following the

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meeting with the County Commissioners if they continue to be interested in accepting PJCOS in exchange for paying all the future maintenance costs.

3. Discussion with City of Centennial – May 15th at 2:00 p.m.

Director Lamberton reported on a meeting with the City of Centennial City Manager, City Attorney and Assistant City Manager on May 15th with he, Mr. Blodgett and Ms. Dauer. The City of Centennial is aware of the District's discussions with Arapahoe County. They are waiting to see if the County is interested in accepting the property and under what conditions. The City Council will then decide whether to match that offer per the 2010 IGA between the City and the District. Mr. Firestine said the City Council is interested in considering this opportunity, but they want to wait and see what Arapahoe County's decision is first.

These issues will be further discussed at the June Board meeting.

b. Discuss District Cost Reduction Options

Mr. Blodgett reviewed the various cost reduction recommendations from the accountant, engineer, attorney and manager. The Board thanked all for their input. For the time being, the Board will continue with monthly meetings with the option to cancel any monthly meeting if there is not sufficient reason to meet.

c. June 16th Arapahoe County Shareback and Grants Ceremony

No report.

d. Confirm Quorum for Next Meeting – June 20, 2017 at 5:00 p.m.


The Board confirmed a quorum for the June 20, 2017 meeting.

e. Other

None.

Adjournment

Upon a motion duly made by Director Mojica, seconded by Director Burley, and upon a vote, unanimously carried, the meeting adjourned at 7:25 p.m.


Secretary for the Meeting