

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
PARKER JORDAN METROPOLITAN DISTRICT  
HELD  
JUNE 20, 2017**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on June 20, 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  
Troy Burley; Assistant Secretary/Treasurer  
Mike Mojica; Assistant Secretary/Treasurer

The Board excused the absence of Director Hoover.

Also in attendance were:

Bob Blodgett; CliftonLarsonAllen LLP (Left the meeting at 7:00 p.m.)  
Kevin Collins; CliftonLarsonAllen LLP  
Beth Dauer; Spencer Fane LLP  
Ron Lambert; Mulhern MRE

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

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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 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 May 16, 2017 Regular Meeting
- b. Approve May 2017 Claims Totaling \$249,402 Represented by Check Numbers 1009 through 1019, and Director Fees Totaling \$369.40
- c. Accept June 1, 2017 Cash Position Report
- d. Accept May 2017 PJCOS Management Report by ACOS
- e. Accept June 2017 Landscape Maintenance Report
- f. Accept April 30, 2017 Financial Statements
- g. Information Items

Mr. Blodgett reported the May claims totaled \$249,402.20 including a payment of \$210,911 to South Creek Investors in anticipation of possible Board approval of that item later in the agenda. The Board expressed concern about approving that without further discussion. Director Lamberton recommended removal of item b. May claims for later discussion. The Board concurred.

Upon a motion duly made by Director Pettway, seconded by Director Burley, and upon a vote, unanimously carried, the Board approved the Consent Agenda with the exception of item b. the May 2017 Claims.

DISCUSSION AGENDA

Maintenance and  
Construction  
Projects

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

The Board discussed the status of the potential trail connection. Director Burley expressed concern about the Board moving forward with this project as a priority without an initiative from Dove Valley and the City of Aurora. The Board concurred. After discussion, the Board indefinitely tabled consideration of the potential Dove Creek/Fremont Drive Trail Connection.

1. Discuss feedback from property owners

No Report.

- b. ACOS Report on PJCOS

Mr. Bauer was not present at the meeting.

1. Kiosk Repairs

Mr. Blodgett reported there will be a meeting in the near future regarding potential new technology for the kiosk. Director Mojica reported that he has done some research regarding technology for the kiosk. Mr. Blodgett will include him in the future meeting if he can attend. The Board tabled any further action on a new kiosk at this time.

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

Mr. Lambert reviewed the bid from Fasik for approximately \$7,000 plus permits. The other bid was from Chavez in the amount of \$18,422. The Board discussed the possibility of saving funds by not doing stamped concrete in the replacement median.

After discussion, upon a motion duly made by Director Burley, seconded by Director Mojica, and upon a vote unanimously carried, the Board approved not to exceed \$10,000 for Fasik to provide the Broncos Parkway/Jordan Intersection Median Repairs with no colors in the concrete and no stamped concrete.

Legal

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

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Ms. Dauer reported that Arapahoe County is working on the revised agreement and will provide it to her in the near future for review.

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

Ms. Dauer reported that they have completed the revised agreement and submitted it to her for review. She will have a further report at the July Board meeting.

### Financial

- a. Update on South Creek Investors Reimbursement Agreement

Mr. Collins distributed copies of the accountant's report regarding certification of the accuracy of the costs involved in the reimbursement. Mr. Lambert stated that he has reviewed the reimbursement request and concurs with the recommendation by the third party certification engineer Innovative.

The Board expressed concern about Innovative working for South Creek Investors and whether they were truly independent in providing a review of the costs. Mr. Lambert and Mr. Collins stated that the backup invoices indicate that the work was performed satisfactorily and are supportive of the original engineer's estimate of \$210,911 from 2016.

Mr. Collins reported the acceptance has not yet been received from the surrounding governments of SEMSWA, Centennial and Arapahoe County. Ms. Dauer reported that the Developer Reimbursement Policy does provide the District to make a waiver to this requirement but it is the Board's option.

The Board expressed a concern about waiving the acceptance requirement prior to payment being made to South Creek Investors.

After further discussion, upon a motion duly made by Director Pettway, seconded by Director Burley, and upon a vote unanimously carried, the Board approved the Reimbursement Agreement subject to preliminary acceptance by the governing entities for the infrastructure constructed. Mr. Collins will void the present check number 1019 and prepare a new check once preliminary acceptance is received.

The Board also asked Mr. Lambert to provide written approval as District engineer for the infrastructure work performed.

- b. Bill.com Update

Tabled until July's meeting.

- c. Review Draft 2016 Audit

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Mr. Collins reviewed with the Board. The Board accepted the 2016 Audit and authorized Mr. Collins to file with the Division of Local Government.

Manager's  
Items

a. Website Update

None.

b. Other

None.

Other Business

None.

Directors Items

a. Update on Possible PJCOS Transfer to Arapahoe County or City of Centennial

Mr. Blodgett reported Commissioner Sharp contacted him just prior to the Board meeting. She indicated Arapahoe County was willing to accept the 50% ownership transfer from the District subject to the City of Centennial remaining as a 50% partner and paying 50% of all future maintenance and capital costs. Commissioner Sharp indicated Arapahoe County would be sending a letter from her or Mr. Carter stating this. Mr. Blodgett will then provide this letter to the City of Centennial to determine whether they would like to match it. City of Centennial has the right of first refusal under the purchase agreement IGA for any offer made by others regarding the District's 50% ownership.

1. Update on Mitigation Clearance of PJCOS

Not Discussed.

b. Discuss Methods of Additional Public Participation With the District

Discussion ensued regarding moving the meetings to the District and the possibility of revisiting budget cuts to become a Maintenance District. Mr. Collins will review the Financials for a future meeting of items to consider.

c. Confirm Quorum for Next Meeting

The Board confirmed a quorum for the July 18, 2017 meeting.

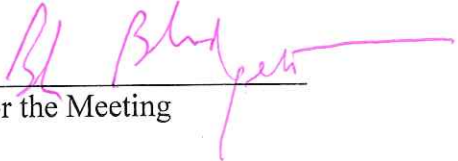
d. Other

None.

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Adjournment      With no further business to discuss, the meeting adjourned at 7:45 p.m.

  
Secretary for the Meeting