

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
AUGUST 15, 2017**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on August 15, 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
Mark Hoover; Treasurer
Troy Burley; Assistant Secretary/Treasurer
Mike Mojica; Assistant Secretary/Treasurer

Also in attendance were:

Bob Blodgett and Patrick Shannon; CliftonLarsonAllen LLP
Kevin Collins; CliftonLarsonAllen LLP
Tom George; Spencer Fane LLP
Bill Bauer; Arapahoe County Open Spaces
Mike Genders and Jamie Reis; Keesen Landscape Maintenance
Julie Christman; 15695 E. Kettle Place (via telephone)
Chris Price; Assistant City Attorney, City of Centennial
Andy Firestine; Assistant City Manager City of Centennial

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

Pledge of Allegiance Director 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

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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.

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 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.

Consideration of Agenda There were no changes to the agenda.

Public Comment None.

CONSENT AGENDA

- a. Approve Minutes of the July 18, 2017 Regular Meeting
- b. Approve July 2017 Claims Totaling \$217,533.66 Represented by Check Numbers 1031 through 1042, and Director Fees Totaling \$494.10
- c. Accept August 1, 2017 Cash Position Report
- d. Accept July 2017 PJCOS Management Report by ACOS
- e. Accept August 2017 Landscape Maintenance Report
- f. Accept June 30, 2017 Financial Statements
- g. Information Items

Mr. Blodgett reported the July claims totaled \$217,553.66.

Director Petway asked about the Pour La France claim. Mr. Blodgett reported the Board utilized Pour La France for dinner at their Board meeting in May.

Upon a motion duly made by Director Mojica, seconded by Director

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Burley and upon a vote, unanimously carried, the Board approved the Consent Agenda as presented.

DISCUSSION AGENDA

Maintenance
And
Construction
Projects

a. ACOS Report on PJCOS – Bill Bauer

Mr. Bauer reported there was damage to benches in the open space. Arapahoe County Open Space staff is coordinating with the supplier to get new benches. Mr. Shannon has reported this to our insurance carrier.

1. Kiosk Repairs

Mr. Bauer reported these are on hold pending the Board's decisions on transfer of the property to Arapahoe County or the City of Centennial. The Kiosk is currently not operating. Mr. Blodgett reported the Software Maintenance Agreement with Boyd is out of warranty. Boyd only responds when called.

b. Update on Broncos Parkway Median (at Jordan Road) Repairs

Mr. Blodgett reported that Fasik Concrete should begin work the week of August 28th.

c. Discuss Proposal to Coordinate with Tagawa for Broncos Parkway Median Improvements

Ms. Christman recommended the Board coordinate with Tagawa regarding improved plantings in the Broncos Parkway Median. The Board reported they have approved additional plant replacement work with Keesen which involved the Broncos Parkway Median. The Board was concerned about asking for assistance from Tagawa that may not be needed. The Board thanked Ms. Christman for her suggestions. Mr. Blodgett will send her copies of the Keesen work order for plant replacements and pictures for her review.

d. Discuss Keesen Recommended Warranty Replacements

Mr. Reis recommended the replacement of Cotoneasters with Pansena Mangenitis. He indicated he had sent an email to Mr. Blodgett's office regarding this recommendation.

After discussion, upon a motion duly made by Director Petway, seconded by Director Mojica and upon a vote, unanimously carried, the Board approved the Warranty Replacement of the Cotoneasters with the Pansena Mangenitis. Director Lamberton reported this is an apple flower which should work well in the medians.

e. Discuss Keesen Work Order For Plant Replacements

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Mr. Reis and Mr. Genders reviewed the recommended Plant Replacements work order with the Board. After discussion, upon a motion duly made by Director Pettway, seconded by Director Mojica and upon a vote, unanimously carried, the Board approved the Plant Replacement work order with Keesen in the amount of \$14,454. Mr. Blodgett's office will send a copy to Ms. Christman for review.

Legal

- a. Status of Amendment to 2004 Broncos Parkway Landscape Median Maintenance Agreement with Arapahoe County (Jordan Road to Broncos Parkway Bridge)

Mr. George reported he is awaiting a draft agreement from Arapahoe County.

- b. Other

None.

Financial

- a. Bill.com Update

Mr. Collins reported this project continues to be on hold until the Board is not meeting on a regular basis. Bill.com is better suited for Boards who meet quarterly or irregularly and prefer to approve invoices electronically rather than having to sign checks.

- b. Other

None.

Manager's Items

- a. Website Update

Mr. Blodgett reported the website is up to date.

- b. SDA Annual Conference – September 13-15 at Keystone

Director Mojica is attending. Director Burley is considering attending the conference.

Directors Items

- a. Discuss July 20th City of Centennial Letter Regarding Exercising Right of First Refusal for PJCOS Ownership

Mr. Firestine and Mr. Price reported that over the past few years City Council has changed and their position regarding PJCOS involvement and ownership has also changed. When they learned that Arapahoe County was willing to accept the PJCOS transfer from PJMD at no cost, the City Council decided that they would like to retain 100% ownership of the PJCOS and exercise their right of first refusal. The city plans on using Terracare, the city's maintenance contractor. Terracare has reviewed the PJCOS maintenance issues and the City Council believes it can be maintained at a reasonable cost. The city is aware

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they will be paying 100% of the cost in the future.

The Board asked if the City was willing to implement a deed restriction requiring that it remain as passive open space permanently. Mr. Firestine and Mr. Price indicated the City Council had not agreed to this term and they would have to discuss this further with the Council.

Mr. George reported that the PJCOS may have to remain as passive open space through at least 2028 when the District's bonds are repaid.

The Board expressed their concern that their intent has always been that in transferring to Arapahoe County or the City of Centennial that PJCOS remain as permanent passive open space.

Mr. Firestine acknowledged the District concerns and agreed to discuss with the City Council at an August 21st study session and report back to the District.

The Board discussed the potential timeline and concerns associated with the potential transfer of the District's interest in the PJCOS to Centennial, including the District's desire that the PJCOS remain passive open space.

Upon a motion duly made by Director Pettway, seconded by Director Mojica and upon a vote, unanimously carried, the Board authorized Mr. George to discuss the District's concerns with Mr. Price and request a 30 day extension of time on the applicable deadline in the IGA to enter into a purchase and sale contract with Centennial, if necessary.

Mr. George will also prepare a short summary regarding issues related to the transfer of the property to the City of Centennial and the impacts of the 2010 IGA between the District and the City and its ability to survive the transfer.

b. Confirm Quorum for Next Meeting – September 19, 2017 at 5:00 p.m.

The Board confirmed a quorum for the next meeting on September 19, 2017 at 5:00 pm.

c. Other

None

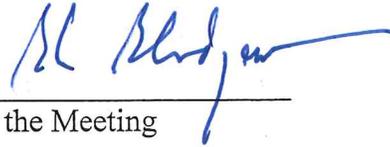
None.

Other
Business

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Adjournment

Upon a motion duly made by Director Mojica, seconded by Director Pettway, and upon a vote, unanimously carried, the Board adjourned the meeting at 7:35 p.m.



Secretary for the Meeting