

RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
PARKER JORDAN METROPOLITAN DISTRICT  
HELD  
SEPTEMBER 15, 2015**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on September 15, 2015 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  
Mark Hoover (via telephone until 5:45, then in person)  
Kevin Pettway

Also in attendance were:

Bob Blodgett & Carole Gaynor; CliftonLarsonAllen LLP  
Ron Lambert; Mulhern MRE  
Kevin Collins; CliftonLarsonAllen LLP (via telephone)

Call to Order

Director Lamberton called the meeting to order at 5:15 p.m.

Pledge of  
Allegiance

Ms. Gaynor 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.

## RECORD OF PROCEEDINGS

---

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

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the Agenda as submitted. The Board excused the absence of Director Leyn.

### Public Comment

None.

### Board Vacancy

Director Lamberton reported former Director Waldron moved out of the District on August 31<sup>st</sup> and thus became immediately ineligible to serve on the District Board. Mr. Blodgett indicated he invited him to the October 20<sup>th</sup> Board meeting so the Board can express their appreciation for his seven (7) years of service.

The Board asked Mr. Blodgett to notify the Homeowner Associations within the District and the Cherry Business Park Property Owner Association by letter of the vacancy. They plan to review candidates and discuss a possible appointment at the October 20<sup>th</sup> regular meeting.

The Board also asked for the information to be placed on the kiosk in PJCOS, that Mr. Blodgett notify those who ran in the 2014 election and representatives of the Fetters' property. The Board also asked that he purchase signs to be placed within the Cherry Creek Business Center, Southcreek and Creekside areas to notify property owners of the vacancy.

### CONSENT AGENDA

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

- a. Approved Minutes of the July 21, 2015 Regular Meeting
- b. Approve Current Claims Totaling \$14,367.12 and Directors' Fees Totaling \$217.05
- c. Ratify July 2015 Claims Totaling \$36,864.90
- d. Accept August 31, 2015 Financial Statements
- e. Accept September 1, 2015 Cash Position Report

## RECORD OF PROCEEDINGS

---

- f. Accept August and September 2015 PJCOS Management Report by ACOS
- g. Ratify Cox Professional Landscape Services Proposal for Broncos Parkway Median Plant Replacement - \$3,875
- h. Accept 27 Acre Open Space Information Regarding Exclusion from Vermilion Creek Metropolitan District

### DISCUSSION AGENDA

Capital Projects      Discussion and Possible Action Concerning Proposed Regional Community Facility

This item continues to be on hold pending a possible discussion with other property owners regarding the future location.

Maintenance  
Projects

- a. Discuss October PJCOS Burn with South Metro Fire Department

Mr. Blodgett reported ACOS is leading the burn effort with the South Metro Fire Department. It is still tentatively scheduled for late October depending on weather conditions. A specific date has not yet been set.

- b. Landscaping Updates – Ron Lambert

Mr. Lambert reported that ACOS is maintaining Ladera Trail and working with the Southeast Metro Stormwater Authority to meet their requirements.

- c. Work Order Request by Cox Professional Landscape Services for Median Plant Replacement Work in the Jordan Road and Broncos Parkway Medians.

Director Lamberton noted this work is needed.

After discussion, upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved not to exceed \$34,142 subject to a meeting with Cox Professional Landscape Services on site to determine if all of the replacements are needed immediately. The Board also indicated they would probably recommend something other than spreading Junipers on the plant replacement list. The Board agreed to meet on Monday, September 21<sup>st</sup> at 6:00 p.m. at the medians with Mr. Cox.

Mr. Lambert asked the Board if they would like him to continue to pursue the potential dog park in the Open Space west of the ACWWA joint purification plant. The Board asked him to continue to look at this option.

The Board asked Mr. Blodgett to confirm with ACOS that they intend to pay for the crusher fine path adjacent to the concrete trail in the Cherry Creek Valley Ecological Park in 2016 or a future year.

## RECORD OF PROCEEDINGS

---

### Legal

- a. \*Executive Session Pursuant to C.R.S. 24-6-402(4)(a) to Discuss Potential Sale of District Property

Not needed. Mr. Blodgett reported that the City of Centennial, Arapahoe County and the District are meeting Wednesday morning, September 23<sup>rd</sup> at 9:00 a.m. at ACOS to discuss the possible sale of PJCOS to Arapahoe County.

### Financial

- a. Discuss 2016 Budget Schedule

Mr. Collins reviewed the schedule with the Board. He will have a draft of the 2016 Budget by the October 15<sup>th</sup> deadline and for discussion at the October 20<sup>th</sup> regular meeting. The Board will review and approve the budget at the November regular Board meeting at the required public hearing.

- b. Review and Accept August 31, 2015 Financial Statements

Ms. Gaynor reviewed the August 31, 2015 Financial Statements with the Board.

Upon a motion duly made, seconded, and unanimously carried, the Board accepted the August 31, 2015 Financial Statements.

- c. Other

Mr. Blodgett reported that Mr. Kron had been contacted by Alberta Development Partners regarding the northeast corner of Broncos Parkway and Jordan Road. They are discussing a possible sale to Richmond Homes. Richmond Homes would like the Facility Fees Resolution released and recorded. The District has indicated they can accommodate that, should the new project go forward. Mr. Blodgett noted the previously approved reimbursement agreement for \$163,000 would also be reevaluated by Alberta since the new project would be residential rather than commercial.

### Manager's Items

- a. Referrals

None.

- b. Website Update

Mr. Blodgett reported the website is up to date.

- c. CCSP Run for the Watershed Relay – September 27<sup>th</sup>

RECORD OF PROCEEDINGS

---

The District will not participate.

d. CCSP Annual Conference – November 5<sup>th</sup>

Mr. Blodgett's office will forward the information to the Board once the agenda is set.

e. SDA Annual Conference – September 23-25

No Board members are attending this year.

f. Confirm Quorum for Next Meeting – October 20, 2015 at 5:00 p.m.

A quorum was confirmed for the October 20, 2015 Board meeting. Mr. Blodgett's office will notify Director Leyn.

g. Other

None.

Other  
Business

None.

Director's  
Items

None.

Adjournment

Upon a motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned at 6:35 p.m.



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Secretary for the Meeting