

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
APRIL 19, 2016**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on April 19, 2016 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
Kevin Pettway
Michael Mojica

Also in attendance were:

Bob Blodgett, Kevin Collins; CliftonLarsonAllen LLP
Troy Burley; 16006 E. Geddes Lane
Mike Genders; Keesen Landscape

Call to Order
Pledge of
Allegiance

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

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.

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 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 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.

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

Consideration
of Agenda

The Board decided to move Mr. Genders to the beginning of the Discussion Agenda to discuss the Keesen work orders.

Public
Comment

None.

CONSENT AGENDA

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

- a. Approved Minutes of the March 15, 2016 Regular Meeting
- b. Approve Current Claims Totaling \$30,286.31 and Directors' Fees Totaling \$378.90
- c. Accept March 31, 2016 Financial Statements
- d. Accept April 1, 2016 Cash Position Report
- e. Accept March 2016 PJCOS Management Report by ACOS
- f. Accept Release from Richmond Homes for South Creek Investors Reimbursement - \$210,911
- g. Accept SDA Conference Panel Submission for RHRES Project
- h. Approve ERO Agreement for PJCOS 2016 Monitoring Report - \$3,800
- i. Information Items

BOARD WORK SESSION

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Discussion and Possible Action Concerning Proposed Regional Community Facility

The Board discussed the options related to a future potential community facility and pool for the District. They decided the community facility and/or pool should be within the District's boundaries. It should be located within the residential area. The Board decided not to pursue discussion regarding the vacant 15 acres east of Jordan, south of Fremont and west of Frazier Court.

The Board decided a location in the vicinity of the Tagawa site would be ideal if that property is ever developed in the future. The Board would want to partner with the developer in that effort.

Directors Pettway and Hoover expressed an interest in reviewing the options related to a sub district within the Parker Jordan Metropolitan District to build the pool and community facility. They would also like to review the possibility of another stand alone metropolitan district similar to the Vermilion Creek Metropolitan District within PJMD to build a community center and pool. Mr. Blodgett will notify Mr. Kron for discussion at the May Board meeting.

DISCUSSION AGENDA

Maintenance and Construction Projects

a. Status of PJCOS Controlled Burn by South Metro Fire Department

Mr. Blodgett reported that the South Metro Fire & Rescue Department has decided that a controlled burn will not work at PJCOS due to the proximity of residents and the changing winds. They have decided that it is not safe. It will not be conducted in the future.

b. Status of Potential Trail Connections

Mr. Blodgett reviewed the report from Mr. Lambert at the recent meeting with Arapahoe County Open Space (ACOS) regarding future connections. ACOS decided to pursue four of the six potential trails with the District. Mr. Mendisco is arranging a tour of these four trails with ACOS and Directors Pettway and Mojica prior to the May Board meeting. The Board asked that cost estimates and preliminary designs be brought to the May Board meeting. Mr. Blodgett indicated ACOS was interested in possibly participating in these four connections this year or in the future.

ACOS indicated the connection on the City of Aurora property would be left to the District and Aurora to discuss. Similarly, the trail connection on the ACWWA property would be left to the District, ACWWA and the HOA to discuss. Mr. Burley suggested realigning the trail on the

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ACWWA property south and west of the present alignment so it could be constructed.

The Board asked Mr. Blodgett to contact ACWWA and express concern about the eye sore existing on their well sites that has been there for several years. The area needs to be fertilized, graded and cleaned up adjacent to the HOA. The Board would possibly consider participating in the costs since ACWWA has not corrected this problem for years.

The Board also asked Mr. Collins to review the District's investment options related to interest earnings on the \$2,000,000 in bonds sold for the community facility, if the facility is not built for several years or at all. Mr. Collins reported that CLA wealth management and Black Rock Capital have combined on an investment plan that may yield higher interest than the District's current investments. He will report back at the May Board meeting.

c. Plant Health Care Work Orders for Medians

Mr. Genders described the work orders to the Board. After discussion, upon a motion duly made, seconded, and upon vote, the Board approved the work orders for the Broncos Pkwy. medians and the Jordan Road medians less the dormant oil application and the fall fertilization. These will be removed.

Legal

a. May 3, 2016 Director's Election Update

Mr. Blodgett reported that Director Mojica and Mr. Burley will be sworn in at the May 17th Board meeting. Mr. Burley reported he is out of town from May 10 through May 31st. Ms. Brandenburger as a Notary, will swear him in between May 3rd and May 10th so he is a Board member as of the end of May and for the June Board meeting.

b. Legislative Update

Mr. Blodgett reported there were no legislative items that would impact the District.

Financial

a. 2015 Audit Update

Mr. Collins reported the 2015 Audit will be provided to the Board by the end of this week and placed in Dropbox. The Board will review it at the May 17th Board meeting.

Manager's Items

a. Referrals

Mr. Blodgett indicated the referral from the Town of Parker does not affect the District.

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b. Website Update

Mr. Blodgett reported that Director Leyn and Mr. Nearing are working to transfer the hosting, domain and website from Director Leyn to the District's account.

c. April 28th City of Centennial State of the City Event – Reminder:
11:30 a.m. – 1:00 p.m. at the Embassy Suites Denver Tech Center,
10250 E. Costilla Avenue, Centennial, CO

Directors Hoover, Mojica and future Director Burley can attend this meeting. Directors Lamberton and Pettway are out of town. The Board asked that Mr. Mike Wurdeman, Red Hawk Ridge Elementary School Principal be invited. Directors Pettway and Hoover will discuss a potential HOA representative to be invited and let Ms. Brandenburger and Mr. Blodgett know. This would fill the table.

Other Business None.

Director's Items a. Status of Possible Slackline Park

Mr. Blodgett reviewed Mr. Kron's memorandum and the recent article "The Tree Did It" regarding slackline activities in the SDA April Newsletter. After discussion, the Board decided to allow slacklining in PJCOS. Mr. Blodgett will notify the insurance company, ACOS and the City of Centennial. Further discussion at the May meeting.

b. Confirm Quorum for Next Meeting – May 17, 2016 at 5:00 p.m.

A quorum was confirmed for the May 17th meeting by four Board members. Mr. Blodgett will contact Director Leyn to determine if he will be attending his last Board meeting for the Board to recognize his contributions and service as a Board member for the past few years.

Adjournment Upon a motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned at 7:05 p.m.



Secretary for the Meeting