

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
JUNE 21, 2016**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on June 21, 2016 at 4:00 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
Michael Mojica; Assistant Secretary/Treasurer
Troy Burley; Assistant Secretary/Treasurer

Also in attendance were:

Bob Blodgett, Kevin Collins & Pat Shannon; CliftonLarsonAllen LLP
Rick Kron; Spencer Fane LLP
Ron Lambert; Mulhern MRE
Mike Genders & Jamey Reis; Keesen Landscaping
Bill Bauer; ACOS

Call to Order
Pledge of
Allegiance

Director Lamberton called the meeting to order at 4:00 p.m.

Mr. Shannon 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

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which may affect his interests. 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.

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

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

Consideration of Agenda

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

Public Comment

None.

CONSENT AGENDA

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

- a. Approve Minutes of the May17, 2016 Regular Meeting
- b. Approve Current Claims Totaling \$24,516.30 and Directors' Fees Totaling \$377.00
- c. Accept May 31, 2016 Financial Statements
- d. Accept June 1, 2016 Cash Position Report
- e. Accept May 2016 PJCOS Management Report by ACOS
- f. Accept ACOS Fall Trails Grant Information
- g. Information Items

DISCUSSION AGENDA

Maintenance and Construction Projects

- a. Status of Potential Trail Connections

Mr. Lambert reviewed the trail connections with the Board. The Board thanked Mr. Lambert and Director Mojica for their leadership in the review of the trail connections. The Board also expressed their appreciation to Mr. Bauer for ACOS's willingness to share the cost of

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these connections. After discussion, upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved trail connections 2, 3, 4 and 6 on ACOS property including the HOA portion at a total estimated cost of \$105,000. Mr. Bauer indicated ACOS would participate at 50% of these costs, subject to Mr. Carter approving the payment for the trail connections on HOA property as well. Mr. Lambert will discuss the connections with the HOA's and seek their support and willingness to maintain the trails on their property once constructed. ACOS will only maintain the 8 ft. concrete trails that are constructed to connect to the regional trail.

Action on trail connection No. 5 on the ACWWA property was deferred until Mr. Lambert could speak with ACWWA to determine whether they will participate in the cost.

Mr. Kron noted to the extent Conservation Trust Funds are used to pay for any of the trail connections for the District, a public easement must be obtained.

b. Landscape Maintenance Update – Consider Approval of Proposal by Keesen for Dead Plants & Tree Removal - \$40,548

The Board discussed the list of dead plants and trees to be replaced with Mr. Genders and Mr. Reis. Mr. Genders suggested consideration of a cobble border along the medians to provide further protection of the plants against salt and snow removal materials placed by the City onto the medians during the winter.

Director Lamberton asked that Keesen provide a proposal for a 100 ft. section of cobble median as a pilot program for District consideration.

After discussion, upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the proposal by Keesen for dead plants and tree removal in the amount of \$40,548. The Board also approved a NTE \$4,000 for traffic control and replacement of a backflow preventer at an estimated cost of \$3,000.

Director Pettway also asked that Keesen address the weeds on the median along the Happy Canyon Bridge. Keesen will do so.

c. Other

None.

Legal

a. Discuss Potential Community Center Facility Financing Options

1. Discuss Sub District

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Mr. Kron summarized options related to a sub district and a new metropolitan district. A sub district costs an estimated \$10,000 to form; however, the Board is the same as the PJMD Board. The new metropolitan district may cost as much \$50,000, but it would be an independent board within PJMD. The Board expressed a preference for a new metropolitan district if one is created.

2. Discuss New Metropolitan District within PJMD

Director Lamberton expressed concern about the number of years and the amount of administrative and overhead costs spent reviewing the community center option without an end product, goal or community support. Director Mojica stated he understood the frustration of Director Lamberton. However, he still hoped there would eventually be support for a community center and pool facility within the District.

Director Lamberton reiterated that commercial property owners will not benefit from the community center and pool, yet they pay 3 ½ times as much in taxes as a residential homeowner with the same property value.

After additional discussion, the Board agreed to table consideration of a community center and pool facility. Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board authorized Mr. Collins to bring back an investment proposal to the Board to ladder investments over the next few years of the \$2,000,000 in bond proceeds that had been designated for a community facility and pool. Once a viable community center and pool facility option presents itself, the Board will reconsider utilizing these bond proceeds.

Financial

Mr. Collins reviewed the May 31, 2016 Financial Statements with the Board. The Board accepted the financial statements.

Manager's
Items

a. Referrals

Mr. Blodgett noted a referral from the apartments at Cornerstar which will have a required facility fee paid to the District. However, this fee will be reimbursed to the Cornerstar developer per an exclusion agreement with Cornerstar dating to 2008.

b. Website Update

No report.

c. June 30th ACOS Grant Shareback Ceremony

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Mr. Blodgett reported the ceremony is set for June 30th at 8:00 a.m. at 17-Mile House.

d. SDA September 23, 2016 Session Regarding RHRES Play Field Construction

Director Lamberton will be speaking along with Mr. Blodgett and Mr. Kron on a panel to discuss the play field construction. Director Lamberton expressed frustration regarding the tremendous amount of administrative costs that occurred to construct this play field for the elementary school. Mr. Collins is researching the amount of construction and amount of soft costs for the presentation.

Other Business None.

Director's Items a. Confirm Quorum for Next Meeting – July 19, 2016 at 5:00 p.m.

The Board confirmed a quorum for July 19th. Director Lamberton asked that an item be placed on the agenda to discuss the schedule for future Board meetings, and whether or not a meeting every other month or quarterly would suffice.

b. Other

None.

Adjournment Upon a motion duly made, seconded, and upon vote, unanimously carried, at 6:30 p.m. the Board continued the meeting to YaYa's Euro Bistro located at 8310 E Belleview Avenue, Greenwood Village, CO 80111.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board adjourned the meeting at 8:45 p.m.


Secretary for the Meeting