

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
MARCH 21, 2017**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on March 21, 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 Lambertson; President
Mark Hoover; Treasurer
Troy Burley; Assistant Secretary/Treasurer
Mike Mojica; Assistant Secretary/Treasurer (arrived at 5:08 p.m.)

Also in attendance were:

Bob Blodgett, Patrick Shannon & Kevin Collins; CliftonLarsonAllen
LLP
Beth Dauer; Spencer Fane LLP
Ron Lambert; Mulhern MRE
Derwin Milton; ACOS
Casey Davenhill; Cherry Creek Stewardship Partners
Clint Waldron; Former Board Member

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

Pledge of Allegiance Ms. Davenhill 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 Pettway.

Director Lambertson 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 Lambertson 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 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 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.

Consideration of Agenda There were no changes to the agenda.

Public Comment Ms. Davenhill provided an update on activities sponsored by the Cherry Creek Stewardship Partners (CCSP) at the Cherry Creek Valley Ecological Park, the Parker Jordan Centennial Open Space and the 17-Mile House within the District. She reported that the CCSP is utilizing Nature's Educators at \$135 per hour for tours and programs with children from the Red Hawk Ridge Elementary School in the Cherry Creek Corridor. She stated the CCSP has appreciated their partnership with the District for approximately 20 years and asked if the District could contribute \$500 towards the next tour with the students and the Nature's Educators.

After discussion, the Board suggested increasing the amount to \$750 to provide for additional programming for the Partnership.

Upon a motion duly made by Director Hoover, seconded by Director Burley, and upon a vote, unanimously carried, the Board approved a contribution of \$750 to the Cherry Creek Stewardship Partners.

CONSENT AGENDA

- a. Approve Minutes of the January 17, 2017 Regular Meeting
- b. Ratify January 2017 Claims Totaling \$30,568.60 Represented by Check Numbers 2443 through 2454
- c. Approve February 2017 Claims Totaling \$107,797.77 Represented by Check Numbers 2455 through 2464, and Director Fees Totaling \$369.40
- d. Accept December 31, 2016 Financial Statements
- e. Accept March 1, 2017 Cash Position Report
- f. Accept February and January 2017 PJCOS Management Report by

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ACOS

- g. Accept March and February 2017 Landscape Maintenance Report
- h. Accept US Army Corps of Engineers' February 10, 2017 Letter of Final Approval of PJCOS Mitigation Work
- i. Ratify Recreational Trail Construction & Public Access Easement Agreement with Simpson Cherry Creek Limited Partnership on March 6, 2017
- j. Information Items - Referrals

Upon a motion duly made by Director Burley, seconded by Director Mojica, and upon a vote, unanimously carried, the Board approved the Consent Agenda as presented.

Mr. Blodgett reported that the Consent Agenda contains the final approval of the PJCOS restoration by the US Army Corps of Engineers in February 2017. This restoration work has been underway since the PJCOS was dedicated in August 2012. He congratulated the Board and Consultants for their work so this could finally be approved.

Mr. Blodgett also reported that Ms. Dauer and Mr. Lambert were able to secure the approval of the Simpson Cherry Creek Limited Partnership on the trail construction and public access easement agreement so that Trail No. 2 could be constructed.

DISCUSSION AGENDA

Maintenance and Construction Projects

- a. Status of Construction of New Trail Connections with ACOS

Mr. Lambert distributed a report on the completion of three of the originally planned six trails. He reported these trails have been completed and the landscape restoration is underway by Chavez Contractors. The Board thanked Mr. Lambert and Ms. Dauer for their work in securing the easements and completing the trail constructions over the winter.

Mr. Blodgett and the Board thanked Director Mojica for his vision in originally designing the six trail connections in the Fall of 2014.

- b. ACOS Report on PJCOS – Derwin Milton

Mr. Milton provided a report in the absence of Mr. Bauer. He stated the kiosk has been repaired. Pesticides have been applied. The new off leash dog enforcement signs have been ordered and are being placed throughout PJCOS. The Board thanked Mr. Milton for his report.

- c. Status of Off Leash Dog Enforcement in PJCOS

Mr. Blodgett reported Mr. Bellerdine is leaving the City this week. Mr. Joe Stafford, Section Chief, is now responsible for the PJCOS off leash dog enforcement. He will invite him to a future meeting. Mr. Stafford did not

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have an activity report available for tonight's Board meeting.

d. Other

Mr. Blodgett distributed copies of the proposal from Keesen Landscaping to replace five dead trees in the Broncos Parkway median between Jordan Road and Parker Road. He reported that complaints were received in the last few days from adjacent residents.

After discussion, upon a motion duly made by Director Hoover, seconded by Director Burley, and upon a vote, unanimously carried, the Board approved the proposal from Keesen Landscaping to replace five dead trees in the amount of \$3,954 subject to first identifying the species of trees to be replaced for Board approval. Mr. Blodgett will inform Mr. Genders.

Legal

No report.

Financial

a. Review December 31, 2016 Financial Statements

Mr. Collins review with the Board. He reported the District is in excellent financial condition. No budget amendments for the 2016 Budget are required.

b. Update on South Creek Investors Reimbursement Agreement

Mr. Collins reported he has been in contact with Mr. Goldberg and Mr. Sheldon. They are gathering additional documents from Richmond Homes for submittal to the District in the near future. Mr. Lambert will review and certify the completion of the eligible improvements on behalf of the District prior to the Board reimbursing the South Creek Investors.

Manager's
Items

a. Discuss Potential Future Projects

Director Mojica recommended two additional projects:

- 1) The westbound left turn lane of Broncos Parkway onto southbound Jordan Road should be reviewed. Vehicles continue to drive over the District's median causing damages. After discussion, the Board authorized Mr. Lambert to meet with the City of Centennial's Public Works Department and Traffic Engineers and discuss possible improvements to the median at this intersection.
- 2) Director Mojica also recommended that the District complete the Cherokee Trail intersection south of Broncos Parkway. The Board reported the District is in favor of this as well as the City of Centennial. However, the property owner to the south of Cherokee Trail and southeast of Tagawa has not been cooperative with providing the necessary information to survey and construct the intersection.

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Mr. Blodgett provided a brief history of the accomplishments of the District over the past 20 years including the construction of Jordan Road, Broncos Parkway, Broncos Parkway Bridge over Cherry Creek, the Broncos Parkway Trailhead, the Low Water Crossing Bridge at Cherry Creek and Arapahoe Road, the acquisition of the 107 Acres of Parker Jordan Centennial Open Space and the Cherry Creek Floodplain Restoration, the construction of the Jordan Road and Broncos Parkway medians and the construction of the Cherry Creek Valley Ecological Park. He reported the District in the past has discussed the transfer of Parker Jordan Centennial Open Space to Arapahoe County, the Community Center Project somewhere within the District and a buy out of the 2 mill levy that the District pays to Arapahoe County annually.

Future projects could include trail connections such as the Fremont Road connection for Dove Creek and Dove Valley, west of Jordan Road across Fremont Road and through the Cherry Creek Storm parking lot back to the Cherry Creek Regional Trail. The District has also in the past discussed the possible maintenance of HOA landscaped rights-of-way.

After discussion, the Board supported consideration of a future trail connection along Fremont Road east of Jordan Road. Mr. Lambert reported Mr. Crehan at Dove Valley Metropolitan District recently contacted him and would like to discuss it. Mr. Lambert will invite Mr. Crehan to the April Board meeting.

The Board also expressed an interest in again discussing with Arapahoe County the future of PJCOS either through sale or transfer to Arapahoe County for future maintenance purposes. Mr. Blodgett will arrange a meeting with Commissioner Sharpe and Director Lamberton to discuss prior to the April Board meeting.

The Board also recommended the City of Centennial review Hinsdale and Fremont Streets within the Cherry Creek Business Center as they are in disrepair. Mr. Lambert will discuss this issue with the City of Centennial Public Works Department also. This is a future potential project.

The Board decided the Community Center Project should continue to be held in abeyance.

b. Website Update

Mr. Blodgett reported the website is updated.

c. Other

None.

Other Business None.

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Directors Items a. Discuss Future of the District

Previously discussed.

b. Confirm City of Centennial State of Our City Luncheon on April 13, 2017

The Board and consultants confirmed their attendance, other than Director Pettway. Mr. Blodgett's office will contact Director Pettway to see if he can attend also.


c. Confirm Quorum for Next Meeting – April 18, 2017 at 5:00 p.m.

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

d. Other

None.

Adjournment Upon a motion duly made by Director Mojica, seconded by Director Hoover, and upon a vote, unanimously carried, the meeting adjourned at 6:55 p.m.


Secretary for the Meeting