

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
JANUARY 16, 2018**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on January 16, 2018 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 (via telephone)
Kevin Pettway; Secretary
Mike Mojica; Assistant Secretary/Treasurer
Troy Burley; Assistant Secretary/Treasurer

Also in attendance were:

Bob Blodgett, Pat Shannon & Kevin Collins; CliftonLarsonAllen LLP
Tom George; Spencer Fane LLP

Call to Order

Upon a motion duly made by Director Mojica, seconded by Director Burley, and upon a vote, unanimously carried, the Board designated Director Pettway as Acting President of the meeting since President Lamberton was calling in. Director Pettway called the meeting to order at 5:00 p.m. The Board asked how many meetings Director Hoover has missed in 2017. Mr. Blodgett's office will provide. The Board expressed concern about his inability to attend Board meetings due to his schedule.

After further discussion, upon a motion duly made by Director Pettway, seconded by Director Burley, the Board excused the absence of Director Hoover. Director Lamberton will contact Director Hoover to discuss his continuing interest in serving on the Board.

Pledge of
Allegiance

Mr. George 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

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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.

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 Pettway reported that he is no longer on the Southcreek Master HOA Board of Directors.

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

Public Comment None.

CONSENT AGENDA

- a. Approve Minutes of the December 4, 2017 Special Meeting
- b. Ratify November Claims Totaling \$32,786.66 Represented by Check Numbers 1072 through 1082 and EFT Claims
- c. Approve December 2017 Claims Totaling \$13,415.99 and Directors' Fees
- d. Accept January 2018 Cash Position Report
- e. Accept December 2017 PJCOS Management Report by ACOS
- f. Accept January Landscape Maintenance Report
- g. Accept 15580 E. Hinsdale Circle Facility Fee Letter and Invoice
- h. Ratify Completed Bond Defeasance
- i. Ratify Final Closing Memorandum of December 8, 2017
- j. Approve Designated 24-Hour Posting Location at the Gazebo at the Trailhead off Broncos Parkway, across from Parker Road
- k. Ratify 2017 IGA Between PJCOS and COC
- l. Ratify PJCOS Warranty Deed and Bill of Sale to COC
- m. Information Items.

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The Board thanked Mr. George for his work in efficiently transferring PJCOS to the City of Centennial, effective January 1, 2018 with the 40 year deed restriction on the current uses.

The Board asked Mr. Blodgett to inform the Fetters family regarding the transfer.

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

DISCUSSION AGENDA

Maintenance
And
Construction
Projects

a. Status of PJCOS Maintenance Transition

Mr. Shannon reported a meeting was held in December with Arapahoe County Open Space, the City of Centennial, Terra Care Landscape Maintenance and others regarding the transfer of maintenance responsibility to the City effective January 1st. Documents and keys from the District were handed over to the City. The meeting went smoothly.

b. Status of Proposals for Stamped Concrete Median Repairs

Mr. Shannon reported Chancery has not yet provided a proposal. He will contact Mr. Lambert to determine if other contractors might be willing to bid.

c. Other

Director Mojica reported he has contacted Tagawa Gardens and Bighorn Landscaping regarding a contribution of trees and rocks for the Broncos Parkway median. He will coordinate with Keesen Landscape if this occurs prior to the February Board meeting.

Director Mojica inquired about the definitions in the Keesen Landscape Maintenance contract regarding ongoing maintenance versus repairs that are down on a time and materials basis. Mr. Blodgett will provide the Keesen contract to Director Mojica for review.

Director Mojica expressed concern regarding the inability of the City to complete the southern portion of the Cherokee Trail and Broncos Parkway signalized intersection. Mr. Blodgett reviewed the history of this project and indicated the City has the funds to build this intersection, but the Fetters family refused to allow access on their property to survey for the necessary right-of-way. The City Council has declined to condemn the property. Thus, the project remains on hold until the Fetters family develops their property to the south and provides the right-of-way for the intersection or the property is otherwise dedicated to the City for the project.

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The Board discussed the email from Ms. Christman regarding her request for further improvements to the Broncos Parkway medians from Jordan Road to the Broncos Parkway Bridge. The Board expressed concern that when the Broncos Parkway Bridge is widened to three lanes, the Broncos Parkway medians west of the bridge may be removed so that Broncos Parkway is also widened to three lanes at the same time. The Board asked Mr. Lambert to obtain information from Arapahoe County regarding the future widening of Broncos Parkway Bridge and Broncos Parkway on the east and west side of the bridge. The Board would like to know at what point any investment in the medians might be eliminated with future widening.

Legal

a. Status of PJCOS Conveyance to Centennial

Mr. George reported this has been completed effective January 1, 2018. Mr. Blodgett will place the deed restriction and IGA on the District website.

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

Mr. George reviewed the draft agreement sent to Arapahoe County. He is awaiting feedback from the Public Works Department or City Attorney's office.

c. Status of May 2018 Directors' Election

Mr. George provided a self-nomination form to Director Pettway. He will also provide forms to Directors Lamberton and Hoover in the near future.

Financial Items

a. Other

Mr. Collins reported he will have the December 31, 2017 Financial Statements for review at the February Board meeting.

Manager's Items

a. Website Update

Mr. Blodgett will update the website with the new information on PJCOS and the 2018 Budget as soon as it is available. He will draft information regarding the transfer of PJCOS, the reduced mill levy and a discussion of the future of the District for review by the Board at the February meeting.

b. Kiosk Repair

Mr. Shannon reported that Four Winds Interactive has closed the PJCOS kiosk account. The invoice does not need to be paid.

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Directors Items a. Discuss iPad Replacements and Upgrades

Director Lamberton reported he has one of the original iPads from 2011 which is almost obsolete. The charge only lasts approximately two hours. He asked about the District policy for replacement of the old iPads. The Board expressed a willingness to replace this or other older iPads immediately. Mr. Blodgett's office will review the District's policy regarding iPad purchases and replacements for the Directors and report at the February Board meeting.

b. Discuss Rotary Club – Centennial State of Our City Address and Luncheon, April 12, 2018

The Board confirmed their willingness to again sponsor a table at the Centennial State of our City lunch meeting.

c. Confirm Quorum for Next Meeting on February 20, 2018 at 5:00 p.m.

A quorum was confirmed.

d. Other

The Board asked Mr. Shannon to inform Ms. Christman of Director Mojica's efforts to approach Tagawa Gardens and Big Horn Landscape for donations of plant material and rocks to improve the appearance of the Broncos Parkway medians.

Other
Business

None.

Adjournment

Director Pettway adjourned the meeting at 6:35 p.m.



Secretary for the Meeting