

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
FEBRUARY 19, 2019**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on February 19, 2019 at 5:00 p.m. at CliftonLarsonAllen LLP, located at 8390 E. Crescent Parkway, Suite 300, Greenwood Village, CO 80111.

- Attendance In attendance were Directors:
- Bill Lamberton; President
Mark Hoover; Treasurer
Troy Burley; Assistant Secretary/Treasurer
Mike Mojica, Assistant Secretary/Treasurer
Kevin Pettway; Secretary
- Also in attendance were:
- Bob Blodgett, Wendi McLaughlin, Kevin Collins, Paul Carpenter;
CliftonLarsonAllen LLP
Tom George; Spencer Fane LLP
Ron Lambert; Mulhern MRE (via telephone)
Julie Gulliford; District Resident
Jessica Morrissey; BrightView
- Call to Order Director Lamberton called the meeting to order at 5:00 p.m.
- Pledge of
Allegiance Director Lamberton led the Board and the 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 Directors had no undisclosed conflicts concerning the matters on the Agenda.
- Consideration
of Agenda The Agenda was approved as submitted.
- Public
Comments Ms. Gulliford stated she prefers that the open, undeveloped character

of the PJCOS remain as it is currently. She is not in support of constructing shade structures or any other items that decrease the unobstructed vistas of the open space or its natural character. She also reported to the Board that she commonly observes numerous dogs off leash in the open space. She submitted pictures of this activity for Board review. She stated her observation that dog owners living near the off leash park at the Cherry Creek State Reservoir are now coming to PJCOS because of lack of enforcement of the leash laws in the open space.

The Board asked Mr. Blodgett and Ms. McLaughlin to inform the City of Centennial of these problems. They encouraged Ms. Gulliford and concerned neighbors to contact the City directly whenever this is observed.

CONSENT AGENDA

The items listed below are a group of items to be acted on with a single motion and vote by the Board to expedite the handling of limited routine matters. The Board has received the information on these matters prior to the meeting. An item may be removed from the Consent Agenda to the Regular Agenda, if desired. Items on the Consent Agenda are then voted on by a single motion, second, and vote by the Board.

- a. Approve Minutes of the January 15, 2018 Regular Meeting
- b. Accept January 2019 Claims Totaling \$20,196.40 and Directors' Fees
- c. Accept February 2019 Cash Position
- d. Accept February Landscape Report
- e. Information Items

Director Pettway stated he had questions about the MRE billing. He recommended removal of Item b (January Claims).

Upon a motion duly made by Director Lamberton, seconded by Director Hoover, and upon a vote, unanimously carried, the Board approved the Consent Agenda without Item b – January claims.

DISCUSSION AGENDA

7. Discuss Resident Concerns Regarding District Budget and Projects

Mr. Blodgett called the resident who had requested that she be contacted on his cell phone to listen to the Board meeting tonight. She was not available when Mr. Blodgett tried to call.

The Board expressed concern about the continuing consultant time and District costs being incurred to respond to questions from this resident. Mr. Blodgett will

refer her to the District website for all of the available information requested. Any other inquiries should be first discussed with the Board prior to responding, as appropriate.

Mr. George reported the Board is not obligated by law to respond to every constituent request, but the District does not have certain obligations under the Colorado Open Records Act to provide records when requested under certain circumstances, and the District has procedures in place to comply with these obligations.

8. Discuss Conservation Trust Funds Usage

Director Mojica reviewed with the Board the survey he prepared on Next Door for South Creek residents. He has received 20 responses so far. The Board thanked him for his efforts to obtain community feedback.

a. Discuss Survey

The Board reviewed Ms. McLaughlin's draft survey. They asked that a paragraph be added to explain what the PJCOS is and some background on its ownership by the City of Centennial and Conservation Trust Funds usage. The survey should also note that the survey should take five minutes or less, and a map should be linked to the survey so residents know clearly what the boundaries of PJCOS are.

The Board discussed the City of Centennial coordinating distribution of the survey. However, they recognize a large part of the District is not within the City, including none of the residents. After further discussion, the Board decided to ask ACWWA to include the survey and other information in its next billing newsletter. ACWWA includes all the District residents within its service area. The Board asked that a barcode be included on the insert for residents to scan that takes them directly to the website survey.

The Board also asked that CLA send an email to the HOA's and Cherry Creek Business Park soliciting suggestions regarding the projects.

The Board asked that the effort be broadened to include all of the open space in the District boundaries including Cherry Creek Valley Ecological Park and the 17-Mile house property. Arapahoe County should be included in the survey and request form also.

b. Discuss Website Feedback

The information will be placed on the website homepage so that it is readily accessible for anyone interested in the projects.

c. Prioritize Projects

The Board tentatively decided to prioritize projects and funds at their March Board meeting.

d. Next Steps

CLA will finalize the survey, its distribution through ACWWA and updates to the website.

Maintenance
And
Construction
Projects

a. Stamped Concrete Median Repairs – Schedule

Mr. Lambert reported the status of the Terracare work. They are continuing to proceed as weather permits.

b. Landscape Maintenance Report – Jessica Morrissey, BrightView

Ms. Morrissey reported she is the new Account Manager for Parker Jordan on behalf of BrightView. She reported BrightView will begin winter watering in the near future if conditions warrant. She reported some potential vole damage to junipers that she will monitor. She reported Rocky Mountain Tree Care is their subcontractor and arborist. They will be reviewing the trees and junipers for potential spider mite or other damages.

Director Lamberton reported the rock mulch in the District median beds works much better than gorilla hair mulch which blows away. Ms. Morrissey reported this is cheaper, but she prefers granite rock that stays in the bed more easily than round rocks.

Legal

a. Other

None.

Financial

a. Review December 31, 2018 Financial Statements

Mr. Wilson reviewed with the Board.

After discussion, upon a motion duly made by Director Hoover, seconded by Director Mojica, and upon a vote, unanimously carried, the Board accepted the December 31, 2018 Financial Statements.

b. January Claims

Mr. Wilson explained that the prior month's bills are added to the MRE bill and they have not yet been paid. Mr. Lambert noted his office has been behind on their billings. He will endeavor to ensure it is current for each month so there is only one bill on the statement. The Board thanked him for his effort.

Upon a motion duly made by Director Pettway, seconded by Director Hoover, and upon a vote, unanimously carried, the Board approved the January claims.

Manager's
Items

- a. Website Update

Mr. Blodgett reported the website is being updated.

Director's
Items

- a. Discuss 2019 Goals (Statement of Purpose & Mission Statement)

The Board expressed satisfaction with the current Statement of Purpose and Mission Statement. Upon a motion duly made by Director Burley, seconded by Director Pettway, and upon a vote, unanimously carried, the Board adopted the same Statement of Purpose and Mission Statement for 2019. It will be re-dated and signed by Director Lamberton, and added to the website.

- b. Confirm Quorum for the Next Meeting on March 19, 2019 at 5:00 p.m.

Director Lamberton reported he is not able to attend or call in. Director Pettway reported he will need to call into the meeting. Director Mojica stated he will not be able to attend or call into the next meeting, as he will be out of the country. The Board confirmed a quorum for March 19, 2019.


Other
Business

Mr. George noted that once the Board meeting packets are distributed to the Board and any others who request them, they are public information. Mr. Blodgett reported that historically they have not been put on the website.

After discussion, upon a motion duly made by Director Burley, seconded by Director Pettway, and upon a vote, unanimously carried, the Board authorized CLA to add the Board meeting packets to the District website immediately upon transmittal to the Board and others. They also asked that prior meeting packets in 2018 also be added to the website.

Adjournment

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



Secretary for the Meeting