

# RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
PARKER JORDAN METROPOLITAN DISTRICT (THE "DISTRICT")  
HELD  
AUGUST 17, 2021

A regular meeting of the Board of Directors of the Parker Jordan Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, August 17, 2021, at 5:00 p.m. at 8390 E. Crescent Pkwy., Ste. 275, Greenwood Village, Colorado 80111. This meeting was held also via teleconference call. The meeting was open to the public.

## ATTENDANCE

### Directors In Attendance Were:

Bill Lamberton, President  
Troy Burley, Secretary/Treasurer  
Mike Mojica, Assistant Secretary/Treasurer

Directors Hoover and Pettway were absent and excused.

### Also, In Attendance Were:

Josh Miller, Andrew Williams & Paul Wilson; CliftonLarsonAllen LLP  
Tom George and Nicole Detweiler; Spencer Fane LLP  
Jeff Kyzer; BrightView  
JoAnn Cole;  
Matt Ruhland; Collins, Cockrel & Cole  
Donald Rosier;

## CALL TO ORDER

Director Lamberton called the meeting to order at 5:01 p.m.

## PLEDGE OF ALLEGIANCE

Director Lamberton led the Board and the audience in the Pledge of Allegiance.

## DECLARATION OF QUORUM, QUALIFICATIONS AND 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.

## AGENDA

Following review, upon a motion duly made by Director Mojica, seconded by Director Burley and, upon vote, unanimously carried, the Board approved the Agenda as presented. Upon a motion duly made by Director Burley, seconded by Director Mojica, and, upon vote, unanimously carried, the Board excused the absence of Directors Hoover and Pettway.

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### PUBLIC COMMENT

None.

### 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.

**Minutes of the July 20, 2021 Special Meeting:** Upon a motion duly made by Director Mojica, seconded by Director Burley and, upon vote, unanimously carried, the Board approved the Consent Agenda items as presented.

### MAINTENANCE AND CONSTRUCTION MATTERS

**Landscape Maintenance Report – Jeff Kyzer, BrightView:** Mr. Kyzer reviewed the Landscape Maintenance Report with the Board.

**Approval of Work Order for 2021 Median Island Renovations - \$19,472.19:** Mr. Kyzer reviewed the work order for the 2021 median island renovations. After review and discussion, upon a motion duly made by Director Burley, seconded by Director Mojica and, upon vote, unanimously carried, the Board approved the work order for the 2021 median island renovations in the amount of \$19,472.19.

**Approval of Work Order for Removal of Median Island Dead Trees - \$3,414.76:** Mr. Kyzer reviewed the work order for removal of median island dead trees with the Board. After review and discussion, upon a motion duly made by Director Burley, seconded by Director Mojica and, upon vote, unanimously carried, the Board approved the work order for the removal of median island dead trees in the amount of \$3,414.76.

**Approval of Work Order for Complete Landscape Update on 2021 Median Island Renovations - \$175,165.65:** Mr. Kyzer reviewed the work order for complete landscape update with the Board. The Board discussed in detail noting that there is still some ambiguity on what is being replaced. The Board stated they would like additional information from Mr. Kyzer before approving the work. The Board would like to see an analysis of the median beds to see which are most impacted to target the funds towards.

The Board discussed the options available for plant replacements and weighed options for replacements. The Board stated they would like additional information on this as well.

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**Update on Arapahoe County Open Space (ACOS) CTF Projects:** Director Mojica reported he has exchanged emails with Mr. Poole but has no updates to-date.

### LEGAL MATTERS

**Other:** Mr. George stated he was contacted by Matt Ruhland of Collins, Cockrel & Cole to discuss Vermillion Creek and the possible development of the Vermillion Creek property.

Mr. Ruhland introduced himself but did not provide any details about the proposed development.

The Board requested additional information regarding the proposed development. Mr. Ruhland indicated additional information will be forthcoming. Mr. George recommended that an Executive Session be included on the next Board meeting agenda to discuss in further detail. The Board noted that the Board cannot discuss or consider any proposals regarding the Vermillion Creek development unless and until the Board is provided with information about the proposed development.

### FINANCIAL MATTERS

**Bill.com Claims Totaling \$217,937.00 and Directors' Fees:** Mr. Wilson reviewed the claims with the Board and pointed out the payment to Arapahoe County has been made per the IGA with the County. Following discussion, upon a vote duly made by Director Mojica, seconded by Director Burley and, upon vote, unanimously carried, the Board approved the bill.com claims totaling \$217,937.00, subject to final review by Director Pettway.

**July 31, 2021 Financial Statements and Cash Position Report:** Mr. Wilson reviewed the July 31, 2021 Financial Statements and Cash Position Report with the Board. Following discussion, upon a motion duly made by Director Burley, seconded by Director Mojica and, upon vote, unanimously carried, the Board accepted the July 31, 2021 Financial Statements and Cash Position Report.

**Other:** None.

### MANAGER MATTERS

**Other:** Mr. Williams announced to the Board of his move out of state and noted he will continue to work remotely.

### DIRECTOR'S MATTERS

**Frequency of Meeting Dates:** The Board determined to discuss this at the next Board meeting.

**Confirm Quorum for September 21, 2021 Meeting:** A quorum was confirmed for the September 21, 2021 meeting.

### ADJOURNMENT

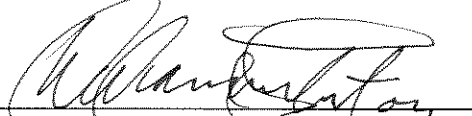
There being no further business to come before the Board, Director Lamberton

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adjourned the meeting at 6:24 p.m.

Respectfully submitted,

  
Secretary for the Meeting