

**NOTICE OF SPECIAL MEETING**  
**OF**  
**THE BOARD OF DIRECTORS OF**  
**PARK MEADOWS METROPOLITAN DISTRICT**  
**DOUGLAS COUNTY, COLORADO**

NOTICE IS HEREBY GIVEN that the Board of Directors of the Park Meadows Metropolitan District, Douglas County, Colorado, will meet in special session on Monday, May 20, 2013 at 5:00 p.m. at the **Lone Tree Golf Club, 9808 Sunningdale Boulevard, Lone Tree, Colorado** to discuss the items listed on the agenda below, as well as any other business which may come before the Board. The meeting is open to the public.

This notice is given by order of the Board of Directors of the District.

**PARK MEADOWS METROPOLITAN DISTRICT,  
DOUGLAS COUNTY, COLORADO**

By: /s/ Bob Blodgett  
Manager

Posted at three public places within the District, and at the office of the Douglas County Clerk and Recorder, not less than 3 days prior to the meeting.

**Agenda**

- I. Call to Order
- II. Declaration of Quorum/Director Qualifications/Disclosure Matters
- III. Approve Agenda
- IV. Public Comments

**CONSENT AGENDA** (Items V through VII) (Note: All items listed under Consent Agenda are considered to be routine and will be approved by one motion and vote. There will be no separate discussion of these items unless a Board member or a member of the audience so requests.)

V. Review and Approve Minutes of the April 22, 2013 Regular Meeting **PAGE 8**

VI. Information Items **PAGE 20**

VII. Accept Denver Water Usage Report **PAGE 34**

**DISCUSSION AGENDA**

- VIII Landscape Maintenance/Construction Items – Matt Bevill
  - A. Accept May Landscape Maintenance Report **PAGE 36**
  - B. Work Orders **PAGE 38**
    - 1. Deep Root Feed All Trees - \$6,500
    - 2. Apply Revive to Turf Areas District Maintains - \$8,550
  - C. Denver Water – Status of Letters to HOA’s re Request for Water Allocation Budget **PAGE 41**
  - D. Water Conservation Landscaping Projects
    - 1. Status of Cypress Greens and The Enclave Projects
    - 2. Discuss Other Potential Water Conservation Landscape Projects in 2013
  - E. Other
- IX. Construction Project Items
  - A. Lone Tree/PMMD Joint Cooperative Projects – John Cotten
    - 1. Under Construction
      - a. C470/Yosemite Bridge Painting – May/June
      - b. Pedestrian Lights on East Side of Yosemite (Maximus to Park Meadows Drive) - June
      - c. Parkway Drive Landscaped Median Plant Replacement - May/June **PAGE 47**
    - 2. Under Design
      - a. C470/Yosemite Interchange Landscaping - June
      - b. Landscaped Median in Yosemite (Park Meadows Drive to C470) - 2013 Design/2014 Construction
      - c. Pedestrian Lights on West Side of Yosemite (Lincoln to Park Meadows Drive) – May/June
      - d. Park Meadows Drive Reconstruction (Acres Green to Quebec) – June/July work **PAGE 51**
      - e. Lincoln Avenue Median Rehabilitation Project – No bids received **PAGE 61**
      - f. PF Chang’s Turn Pocket – May/June Work
    - 3. Under Study
      - a. County Line Road Transportation Study (Yosemite to Inverness Drive S.) – Douglas County
  - B. Review 2013-2017 Capital Improvement Project Plan **PAGE 62**
  - C. Other
- X. Financial Items
  - A. Approve 2012 Audit **PAGE 65**
  - B. Approve May 15, 2013 Cash Position Report **PAGE 92**
  - C. Approve April Claims Totaling \$118,576.45 and Approve Directors’ Fees Totaling \$461.75 **PAGE 94**
  - D. Other
- XI. Manager’s Items
  - A. Website Updates
  - B. Referrals
  - C. Other

- XII. Attorney's Report
  - A. Consider Approval of Resolution Regarding HOA Landscaping Enhancement Requests **PAGE 100**
  - B. Executive Session – Pursuant to C.R.S. §24-6-402(4)(b) and C.R.S. §24-6-402(4)(e) to Receive Legal Advice and Determine Positions on Matters Which May be Subject to Negotiations
- XIII. Director's Items
  - A. Discuss Participation in Landscaping Improvements in Park Meadows Center Drive ROW East Side (Mall Entrance to County Line Road) – Director Kelly
  - B. Discuss May 28, 2013 Meeting Agenda with the City of Lone Tree
  - C. Discuss General Fund \$50,000 Emergency Reserve for COLT ROW Work
  - D. 2014 Landscaped Maintenance Contract
  - E. Other
- XIV. Other Items
- XV. Adjournment