

**RECORD OF PROCEEDINGS**

---

**MINUTES OF A REGULAR  
MEETING OF THE BOARD OF DIRECTORS OF  
THE TRAILMARK METROPOLITAN DISTRICT  
HELD**

**AUGUST 18, 2009**

A regular meeting of the Board of Directors of the TrailMark Metropolitan District (referred to hereafter as "Board") was held on Tuesday, August 18, 2009, at 6:30 p.m., at the TrailMark Learning Center, 9743 South Carr Way, Littleton, Colorado. This meeting was open to the public.

ATTENDANCE

In attendance were Directors:

Timothy N. Strunk  
Sherman M. Steed  
Jack A. Parsons  
Karen A. Millspaugh  
Robert Chavez

Also in attendance were:

Joel Meggers; Community Resource Services ("CRS")  
Sue Blair; Community Resource Services ("CRS")  
Cathy Noon; Community Resource Services ("CRS")  
George Rowley; White, Bear, Ankle  
Blair Leisure; Iris Mitigation  
Dennis Rodriguez; Architect  
Christopher Kastelic; Sink Combs, Dethlefs  
Fred Coester, Sink Combs, Dethlefs  
Craig Coronato; Olsson Associates  
Members of the Community

CALL TO ORDER Director Strunk called the meeting to order at 6:33 p.m.

ADMINISTRATIVE Agenda: Mr. Meggers presented the Board with the proposed  
ITEMS agenda. Following discussion, upon a motion by Director Millspaugh and a second by Director Steed, the Board voted unanimously to approve the agenda.

## RECORD OF PROCEEDINGS

---

### PUBLIC COMMENT:

Laurel Knaub-Konrad and Kim McMahan signed up to speak and ask questions of the Board. Questions concerning who is qualified to vote in the election, who is conducting the election, TABOR Notice and Pro/Con statement procedures, public information distribution, and what financing option will be used were discussed by the Public and the Directors.

### Board Policy Regarding Public Comment During Board Meetings.

The Board discussed the draft policy and will take final action at the September 15, 2009 meeting.

Approval of Minutes: After review of the June 16, 2009 regular meeting minutes, a motion was made by Director Millspaugh, seconded by Director Chavez and unanimously approved as amended. Following review of the July 28, 2009 special meeting minutes, a motion was made by Director Millspaugh, seconded by Director Parsons, and approved with a vote of 2-0-1 with Director Chavez abstaining.

### CAPITAL IMPROVEMENTS

Community Center: A presentation by Christopher Kastelic of Sink, Combs, Dethlef introduced the team members assigned to the community center project and described the process, timeline, work plan, and community participation opportunities. Additionally, Mr. Kastelic did a “visioning” presentation to help with ideas and possibilities for the function and uses of the project.

Review and Approve Contract for Sink, Combs, Dethlef for Community Center Design: Following discussion, a motion to approve the Sink, Combs, Dethlef contract with a not-to-exceed amount of \$200,500 was made by Director Steed, seconded by Director Parsons, and passed unanimously by the Board.

Review and Approve Contract for Project Management/Client Representative Services: Following discussion, a motion to engage Dennis Rodriquez as the District’s Client Representative with a not-to-exceed amount of \$10,000 was made by Director Chavez, seconded by Director Steed and passed unanimously by the Board.

Community Center Financing Option: Mr. Meggers presented the Board with two financing options of \$2.5 Million with a 9% interest rate illustrating one option with a payoff in 2021 and the second option with a payoff in 2024.

## RECORD OF PROCEEDINGS

---

### LEGAL & ELECTION ITEMS

The Board reviewed two sample ballot question options provided by Kutak Rock LLP. Following discussion, upon a motion made by Director Millspaugh and a second by Director Parsons, the Board voted unanimously to place one question on the ballot asking for approval of the sale of bonds for a community center with pool. The cost will be \$2.5 million par amount with an interest rate not-to-exceed 9% and with repayment of the bonds to occur no later than 2024.

November 3, 2009 Mail Ballot Election Resolution – The Board reviewed the Election Resolution. Following discussion on the walk-in voting location, the Board added a second walk-in voting location requesting that on election day, a ballot drop-off location be available within the boundaries of the District, preferably the TrailMark Learning Center. Upon a motion by Director Chavez, seconded by Director Parsons, the Board voted unanimously to approve the Election Resolution as amended to include the ballot drip-off location.

TABOR Notice/Pro & Con Statement – The Board reviewed a memorandum prepared by Sue Blair regarding instructions for the input and preparation of the Pro/Con Statements. This memorandum will be placed on the TMMD website for reference. Ms. Blair will summarize all comments received in compliance with statutory requirements.

Public access to information: The Board discussed how election information would be communicated to the public. Documents will be posted on the TMMD website and Ms. Blair will be the point of contact on election matters.

### FINANCIAL MATTERS

Review, Ratify and Approve Payment of Claims: Ms. Noon requested the Board consider ratification and payment of the claims. Director Millspaugh moved the Board approve the payment of claims as presented. Upon second by Director Steed, vote was taken and motion carried unanimously.

Additional appropriations for the CRS contract for the Community Center & Pool Project Management: Upon a motion by Director Millspaugh, seconded by Director Steed, the Board voted unanimously to approve an additional, not-to-exceed amount of \$10,000 for community center and pool project management by Community Resource Services.

### MAINTENANCE & OPERATIONAL

Updates on pond and reservoir maintenance: Blair Leisure gave a report (attached) on the status of projects previously authorized by

RECORD OF PROCEEDINGS

ITEMS

the Board. Ms. Leisure was directed to obtain pricing and options for seeding bare areas. CRS staff will review the Botanical Gardens agreement for cost sharing of water sampling requested by the Botanical Gardens.

Homeowner concern with fence painting: The Board reviewed photos of a complaint at 9728 S. Johnson Way about landscaping damaged during the fence painting project. The Board directed Gantner Painting to power wash the areas in question.

OTHER ITEMS

Credibility: Director Steed reviewed the July 22, 2009 South Suburban Parks and Recreation District meeting public comments with the TrailMark Board members. General discussion followed on communication with TrailMark residents, how to appoint the community steering committee for the community center project, and establishing trust and communication with the public moving forward.

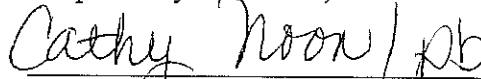
PUBLIC COMMENT

A final opportunity for public comment was offered to the audience with one question regarding rezoning of the school site.


ADJOURNMENT


There being no further business to come before the Board, upon motion duly made by Director Parsons and seconded by Director Chavez, the meeting was adjourned.


Respectfully submitted,

  
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 18, 2009 MINUTES OF THE TRAILMARK METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

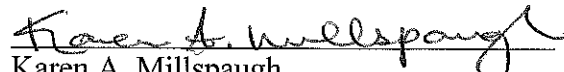
  
Timothy N. Strunk

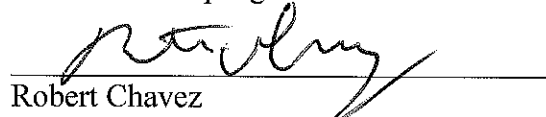
  
Sherman M. Steed

  
Jack A. Parsons

RECORD OF PROCEEDINGS

---

  
Karen A. Millspaugh

  
Robert Chavez

# SPEAKER / QUESTION SIGN-IN

---

Laurel KA - Kined (SP?)

KIM McMAHAN (SP?)