**East Arapahoe Metropolitan District**

**Minutes for Tuesday, March 13, 2018**

**Call to Order/Attendance:**

President Lonny Phelps, Secretary Wayne King and members at large Dale Carlson and Clint Dawes were in attendance and constituted a quorum and the meeting was called to order. Treasurer Bill Bentley was unable to attend but had submitted the Treasurers report prior to the meeting.

**Minute summary from 1/9/18 Meeting:**  King summarized minutes from both the regular January meeting, and also the special working session that was held on March 5th, both of which are posted on the website.

**Treasurer’s Report:**

King read Bentley’s report noting that approximately 36K of the tax revenues had been collected YTD, and after paying regular bills to JBK landscaping, and the accountants and lawyers related to year end required filings, the remaining balance is approximately $23K. All revenues and expenditures are in line with budget from both an amount and timing standpoint.

**Old Business:**

* **Landscaping:**

Discussion ensued regarding the lighting at the North Entrance. It was agreed that the lighting on the trees and grasses was adequate and that no streetlight was necessary. (King and Bentley were able to get several lights working a few weeks ago). It was noted however, that recently JBK had cut the grasses and therefore there is nothing to light on the North end of the median until such grasses grow back. As such, it was discussed that another small tree could be planted in the North part of the median that could also be “uplit.” This was tabled, along with past discussions regarding creating a 6’ road edge/parking buffer along the park with gravel or rock and a split rail fence with openings until future meetings. This will allow Board members and residents to observe the areas, and for discussion in conjunction with a broader landscaping plan. It was suggested and agreed that continued maintenance and repairs should be made on the lighting at the North entrance as not all fixtures working yet. It was decided that a group will focus on this in conjunction with the annual clean up in May. Also, the idea of adding the remaining streetlight, that was already purchased, to the park was confirmed and a location will be determined at the clean up as well.

* **ECCV Land Sale:**
  + King summarized the proposal from ECCV and the current process and state of the discussions. King had indicated to ECCV after the Board’s March 5th working session that the Board believed the appraisal was low when compared to transactions that occurred with impacted property owners during the Arapahoe Road Widening project. Such information is public record and the Board had reviewed it in the March 5th meeting. Additionally, King conveyed that the Board felt ECCV should purchase closer to 25,000 sq ft compared to the proposed 20,000, as the remaining strip of land on the South edge of EAMD’s property would be useless to the District. Subsequently, ECCV’s board and met and communicated to King that they were willing to increase their offer slightly, but not to the extent of our request. ECCV’s attorney then delivered a letter to EAMD’s attorney of record, who has not been engaged on this matter to date. The letter reiterates ECCV’s proposal and urges the Board to reconsider their offer. Essentially, they are saying they are just going off the appraisal. Further discussion ensued wherein it was agreed that the Board’s position is that the appraisal should reflect the transactions noted above. King was authorized to reach back out to ECCV in order to determine if their appraiser had done such and to determine next steps. The Board also authorized the engagement of a commercial appraisal up to $1,000 if deemed necessary after talking with ECCV.

**New Business: -**

* **Elections:**
  + As only two self-nomination forms were received for the three open terms, an election is not required and has been cancelled. King and Carlson will serve in terms that now expire in May of 2022. The remaining office will become available in May, at which time the Board can fill openings via appointment. The current plan is to appoint Bentley to fill the remaining office. He was term limited from running for election, but can be appointed to a two year term. Phelps has also indicated his position will likely be coming open as well due to an impending move. This position will also need to be filled by appointment, and the board is aware of one individual that was open to appointment. If anyone else is interested please contact Wayne King prior to the May meeting in which final appointments will be made.

**Meeting Adjourned**

**Next EAMD Meeting – May 15, 2018 - 7pm, Grandview High School, Room L200**