

**RECORD OF PROCEEDINGS  
LINCOLN PARK METROPOLITAN DISTRICT  
BOARD OF DIRECTORS MEETING  
MINUTES**

**Held:** Tuesday, the 5<sup>th</sup> day of May 2020 at 12:00 p.m. virtually via Zoom Video Communications as posted and identified on the published meeting agenda.

**Attendance:** The Regular Meeting of the Board of Directors of Lincoln Park Metropolitan District, Parker, Colorado, was called and conducted virtually via Zoom Video Communications, in accordance with the applicable statutes of the State of Colorado with the following directors present and acting:

Jeni Reilly, Kevin Reilly, Arik Yoffe, Warren Robinson and Alice Braun were in attendance. Also, present were Jennifer Dulles with DStreet; Kim Seter and Beth Dover with Seter & Vander Wall P.C.; Eric Weaver & Cheri Curtis with Marchetti & Weaver LLC; and Mark L. Eames, PCAM and Jessica Moser with PCMS.

**Roll Call and Call to Order:**

Director J. Reilly confirmed a quorum was present for the purpose of conducting business and the meeting was called to order. Director J. Reilly requested that Mr. Eames conduct the remainder of the meeting.

**Disclosure of Potential Conflict Interest:**

Mr. Eames noted that general disclosure statements have been filed as necessary on behalf of the members of the Board of Directors having conflicts of interest with the Office of the Colorado Secretary of State and with the Secretary of the District. Upon motion duly made, seconded and unanimously carried, the Board directed that said general disclosures be incorporated herein.

**Approval of Agenda:**

Mr. Eames reviewed the Agenda with the Board. Following discussion, upon a motion duly made and seconded, the Board approved the Agenda as amended.

**Public Forum:**

There were no homeowners that signed up to speak.

**Director Items:**

**Legal Updates:**

Mr. Seter, with Seter & Vander Wall, P.C. reviewed the status report provided to the Board dated May 5<sup>th</sup>. Matters reviewed /discussed included;

- Lot 90/Tract A Easement and Developer Entitlements update.
- Richmond American Lot 22 Landscape Agreement and Filing 22 Sound wall. It was reported that Lot 22 may be ready for conveyance to the District. Upon review, Mr. Eames volunteered to contact Richmond American regarding the status of the conveyance Tract A to the District for acceptance and also inquire regarding the status of the easement agreement with the District for the future maintenance of the sound wall that abuts E-470.
- Lot 89 LoKal Homes Filing 22 amended site plan. With respect to the proposed gas station and convenience store on the site to the south of Filing 22, Director J. Reilly requested that management get the names of those members in attendance at the April 2020 Board meeting to confirm that they had been responded to on behalf of the District regarding the referral sent out for the potential development of the Lot.
- District Accounting and Operations Management. The Board reviewed the Marchetti & Weaver engagement letter. After review and discussion, motion was made, seconded and unanimously passed to approve to engage Marchetti and Weaver to provide District accounting services and authorized the President to execute said engagement letter and engagement services agreement. Motion was made, second and unanimously passed to authorize Legal Counsel to redraft the service agreement with PCMS.
- Front Range Recreation 2020 Pool Service Agreement. The Board noted that the pool service agreement with Front Range was yet to be finalized and approved. The Board requested that Mr. Seter review the proposed agreement and provide comments to finalize the agreement to the Board.

**Accounting:**

Mr. Weaver provided a brief update on the transition of accounting services and noted that he and Mr. Eames have spoken about coordination of the receipt, coding and processing of invoicing for consideration of approval by the Board of Directors on behalf of the District once the transition of professional service providers has been finalized.

**District  
Management:**

Mr. Eames provided the Board with a brief update on the status of the transition of management services and noted that PCMS will be putting together a general notice to be sent to the membership regarding the transition of management services from CLA to PCMS. The Board requested that once management had put together the notice that the draft be sent to Jennifer Dulles with DStreet for review.

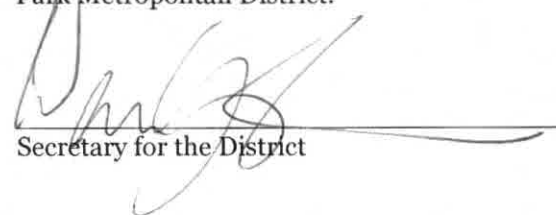
**Board General  
Discussion:**

Director Yoffe brought up his thoughts and concerns on having two individuals from the same household sitting on the Board of Directors. After a lengthy discussion among all members of the Board, Director K. Reilly thanked Director Yoffe for sharing his thoughts openly with the Board.

**Adjournment:**

There being no further business to come before the Board at this time and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The Board noted that the next scheduled meeting was set for May 12, 2020 at 12:00 p.m., with official notice to be posted on the District's website.

The foregoing constitutes a true and correct copy of the minutes of the above referenced meeting and was approved by the Board of Directors of the Lincoln Park Metropolitan District.

  
Secretary for the District