

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

**Held:** Tuesday, the 12<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, Holly Kamm, Warren Robinson, Alice Braun Arik Yofee 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 welcomed Director Kamm to the Board, 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 submitted.

**Public Forum:**

Arik Yoffe was in attendance to confirm that the election had been cancelled and the new nominees had been officially sworn in. Director K. Reilly reported that the election was canceled and the nominees had been sworn in. Director K. Reilly thanked Mr. Yoffe for his many years of service to the District as a Board member.

**Director Items:**

**Legal Updates:** Mr. Seter, with Seter & Vander Wall, P.C. reviewed the status report provided to the Board dated May 12<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. Mr. Eames reported that he has been in contact with Richmond American regarding the status of the conveyance of Tract A to the District for acceptance and also inquired regarding the status of the easement agreement with the District for the future maintenance of the sound wall that abuts E-470. The acceptance walk-thru of Tract A has not been set as of yet, Brightview has indicated that the plant material installation cannot be transferred over as part of the District warranty under the current maintenance agreement and that Richmond American's legal counsel has contacted Mr. Seter on the status of the maintenance easement for the sound wall.
- Lot 89 LoKal Homes Filing 22 amended site plan. Mr. Eames reported that the owners in attendance at the April 2020 Board meeting have been contacted on behalf of the District regarding the rereferral sent out for the proposed development of the Lot.
- District Accounting and Operations Management. Mr. Seter noted that he is still working on redrafting the service agreement with PCMS.

## **Legal Updates**

### **Continued:**

- It was noted that the 2020 election was cancelled and that both new Board members have filed their respective oaths. Mr. Eames asked if Mr. Seter would be updating the transparency notice for SDA. It was agreed that Mr. Seter would update the notice.
- Front Range Recreation 2020 Pool Service Agreement. Mr. Seter reported that the 2020 pool service agreement with Front Range has been reviewed and ready for consideration of approval by the Board. After review, motion was made, seconded and unanimously passed to approve the 2020-2021 pool service agreement with Front Range Recreation subject to annual appropriation and authorized the President to execute said agreement.

### **Accounting:**

Mr. Weaver provided a brief update on the transition of accounting services. He noted that he has not received any documentation from CLA as of the meeting, but feels comfortable that there should not be any concerns at this point that the information will not be provided as requested. Mr. Weaver also discussed the District banks accounts and asked for confirmation on how many Directors desired to be named on the bank signature card.

### **District Management:**

Mark Eames provided the Board with a brief update on the status of the transition of management services and noted that PCMS has received the approved general notice to be e-mailed to those constituents that PCMS has e-mail addresses for this week regarding the transition of management services from CLA to PCMS. Management reported that they sent out work orders to the tennis court maintenance company regarding a couple of windscreens that have broken clasps and have been working with the website host Mike Nearing to update the District's contact information and met with representatives from BrightView to discuss future communications, work order processing and obtain an overall update on the spring activation of the irrigation system.

Director K. Reilly mentioned that BrightView was to have had a report to the Board regarding the status and outcome of the irrigation leak detection report and asked management to follow up with BrightView on the status.

### **Communication and Branding:**

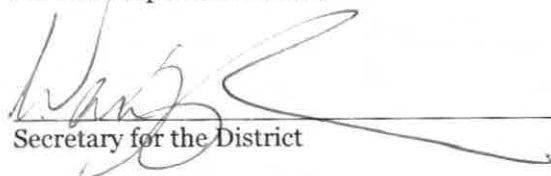
Jennifer Dulles provided the Board with updates regarding the professional services transition along with various reports on the status of the Districts improvement on communications and updated branding for the District. Discussion ensued related to finalizing a new DBA for the District and to move forward in working on logo's and signage for the District. Upon review, motion was made, seconded and unanimously passed to approve the DBA for the District of Stonegate North Villages Metropolitan District.

The Board continued with a motion, second and passed unanimously to approve an amount not to exceed \$ 4,000.00 to DStreet for the design concept of the District's new logo and monumentation conceptual drawings.

### **Adjournment:**

There being no further business to come before the Board at this time, the meeting was adjourned. The Board noted that the next scheduled meeting was set for May 19, 2020 at 12:00 p.m., with official notice to be posted on the District 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