

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

Held: Tuesday, the 19th 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 and Alice Braun were in attendance. Also, present were Jennifer Dulles & Kym Foster with DStreet; Kim Seter and Beth Dover with Seter & Vander Wall P.C.; Eric Weaver with Marchetti & Weaver LLC; Eli Schlagel with Front Range Recreation; and Mark L. Eames, PCAM and Jessica Moser with PCMS. There was also one homeowner member, Bryan Heavey in attendance for a portion of the meeting.

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 submitted.

Public Forum: Mr. Heavey had a question regarding the pool opening, which was addressed by the Board.

Director Items:

Accounting: Mr. Weaver provided a brief update on the transition of accounting services. He noted that he is still pending various documentation from CLA as of the meeting, but reported that he has received verification for the Bill.com account and requested confirmation from the Board on whom should be authorized on the account.

Legal Updates: Mr. Seter, with Seter & Vander Wall, P.C. reviewed the status report provided to the Board dated May 19th. Matters reviewed /discussed included;

- Lot 90/Tract A Easement and Developer Entitlements update. Mr. Seter reported that Quick Trip would like to commence discussions regarding landscape and other related site improvements. Mr. Seter suggested that his office begin preparation on an agreement which will be followed by comments and a meeting with all parties.
- Richmond American Lot 22 Landscape Agreement and Filing 22 Sound wall. Mr. Eames reported that he has not had any further contact from Richmond American since the last meeting regarding the status of the conveyance of Tract A to the District for acceptance. Mr. Seter reported that he has obtained a copy of the agreement and 11 easements from Richmond Homes legal counsel and has begun review of the documentation.

Legal Updates

Continued:

- Lot 89 LoKal Homes Filing 22 amended site plan. Mr. Seter reported that he is continuing to work on the status of ownership and responsibilities related to Lots 89 and 90.
- District Management. Mr. Seter noted that he is still working on redrafting the service agreement with PCMS.
- Mr. Seter reported that he has received the fully executed copy of the Front Range Recreation 2020-2021 pool service agreement and will have it placed in the Districts drop box.

Pool Update:

Eli Schlegel with Front Range Recreational updated the Board on the latest information he had regarding the ability for the District to open the pool for the 2020 season. Mr. Schlegel noted that it was his understanding that additional guidelines are expected to be out on May 26th and stated that once he received any additional information that he would forward it to PCMS. Mr. Schlegel also reported that the pools chemical control system is not properly functioning and will probably need to be replaced. He will have a proposal for the Boards consideration for the next meeting.

District Management:

Mark Eames provided the Board with a brief update on the status of the transition of management services. Management reported that they are pending completion of the work orders sent out to the tennis court maintenance company regarding a couple of windscreens that have broken clasps and continue to work with the website host Mike Nearing to update the District's contact information. Mr. Eames went on to update the Board on the status of the outcome of BrightView irrigation system main line leak detection.

Communication and Branding:

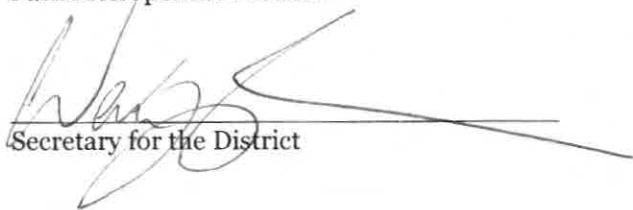
Jennifer Dulles and Kym Foster provided the Board with updates regarding the status of the Districts improvement on communications and updated branding for the District and provided several preliminary design concepts of the District's new logo and monumentation conceptual drawings.

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 26, 2020 at 5:30 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