

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

**Held:** Tuesday, the 26<sup>th</sup> day of May 2020 at 5:30 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 and Warren Robinson were in attendance. Also, present were Beth Dauer with Seter & Vander Wall P.C.; Eric Weaver and Cheri Curtis with Marchetti & Weaver LLC; Eli Schlagel with Front Range Recreation; Eric Keesen and Jeff Kyzer with Brightview Landscape Services; and Mark L. Eames, PCAM and Jessica Moser with PCMS. There was also one homeowner member, Lindsay 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:**

There were not any public forum matters brought to the Board.

**Consent Agenda:**

**Approval of  
Minutes:**

The Board reviewed the minutes for the special meeting of the Board held on April 21, 2020. Upon a motion duly made, seconded and unanimously carried, the Board approved the minutes of April 21, 2020 as presented and authorized the Secretary to execute the minutes as constituting a true and correct record of the proceedings.

**Director Items:**

**Accounting:**

Mr. Weaver provided a brief update on the transition of accounting services. He noted that CLA completed the financial reporting through March 2020, so the April payables and financial reporting will be completed through his office. Mr. Weaver also reported that Bill.com has been converted and the processing and authorization of invoices is under his firms control.

**Legal Updates:**

Ms. Dauer, with Seter & Vander Wall, P.C. reviewed the status report provided to the Board dated May 26<sup>th</sup>. Matters reviewed /discussed included;

- Lot 90/Tract A Easement and Developer Entitlements update. Ms. Dauer reported her office will be moving forward in preparing an agreement on behalf of the district for the proposed Quick Trip site for review and comment by the Board.

## **Legal Updates**

### **Continued:**

- 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.
- Lot 89 Lokal Homes Filing 22 amended site plan. It was noted for the record that Directors K. Reilly and Robinson have been appointed to review the agreement with Lokal.
- District Management. No update from the previous meeting.

### **Pool Update:**

Eli Schlager with Front Range Recreation updated the Board that the Governor's office did not provide any additional updates this afternoon regarding the ability for the District to open the pool for the 2020 season. Mr. Schlager noted that it was his understanding that additional guidelines are anticipated to be out on June 1<sup>st</sup> and stated that once he received the updated guidelines, he would forward it to PCMS. Mr. Schlager also reported provided the Board with a proposal for the replacement of the pools chemical control system. Upon a motion duly made, seconded and unanimously carried, the Board approved the proposal for the replacement of the pool chemical control system at a cost not to exceed \$ 2,500.00 and authorized the District Manager to execute the contract as presented.

### **Landscape**

#### **Update:**

Jeff Kyzer provided the Board with an update on the status of the overall landscape maintenance site report. Mr. Kyzer went on to present an enhancement proposal for the pool area. Upon a motion duly made, seconded and unanimously carried, the Board approved the enhancement proposal at a cost not to exceed \$ 3,500.00 and authorized the District Manager to execute the contract as presented.

### **District**

#### **Management:**

Mark Eames provided the Board with a brief update on the status of the transition of management services. Management reported that the work orders sent out for the repairs of the broken clasps for the windscreens on the tennis courts and the closing arm for the tennis court door have been completed. Mr. Eames also noted that CLA reported that all the Districts historical documents are electronic and that no hard copy documents exist.

### **Director**

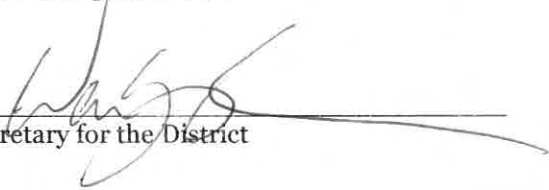
#### **Items:**

Director Robinson requested consideration on how the LPMD can better communicate with the Stonegate Village Metropolitan District (SVMD) on regularly reviewing and as necessary maintaining the irrigation pond tract that is owned by the SVMD. After a brief discussion, Mr. Eames stated that his team would reach out to the SVMD team on how the two entities can better communicate and work together regarding general maintenance concerns related to the irrigation pond tract.

### **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 June 23, 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