

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

**Held:** Tuesday, the 23<sup>rd</sup> day of June 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, Alice Braun and Warren Robinson were in attendance. Also, present were Kim Seter 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.

**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 May 5, 2020, May 12, 2020, May 19, 2020, May 26, 2020 and June 4, 2020. Upon a motion duly made, seconded and unanimously carried, the Board approved the minutes of May 5, 2020, May 12, 2020, May 19, 2020, May 26, 2020 and June 4, 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. Mr. Weaver went on to review the financial reports for the District as of May 31, 2020 and the current payment of claims as provided to the Board in their monthly informational meeting packet. After final review/discussion on the financial reports, motion was made, seconded and unanimously carried to approval the financial reports presented and file for audit as of May 31, 2020.

After review/discussion on the payment of claims, motion was made, seconded and unanimously passed to authorize payment of all claims excluding the District Management claims for February – May 2020 and Legal Fee claims for March.

**Legal Updates:**

Mr. Seter, with Seter & Vander Wall, P.C. reviewed the status report provided to the Board dated June 23, 2020. Matters reviewed /discussed included;

- Lot 90/Tract A Easement and Developer Entitlements update was provided by Mr. Seter.
- Richmond American Lot 22 Landscape Agreement and Filing 22 Sound wall. Mr. Seter requested that the Board assign himself and Mark Eames to finalize negotiations with Richmond Homes on the easements for the sound wall. The Board unanimously concurred. Mr. Eames reported that he has a site inspection set up for Tuesday, June 30<sup>th</sup> with representatives from Richmond Homes and Brightview Landscaping for the initial conveyance of Tract A to the District for acceptance.
- Lot 89 Lokal Homes Filing 22 amended site plan. Mr. Seter noted that Directors Braun and Robinson have approved the agreement with Lokal regarding infrastructure and went on to review the highlights of the approval.
- District Management. No update from the previous meeting.

**Pool Update:**

Eli Schlager with Front Range Recreation updated the Board on the overall pool operations since the June 1<sup>st</sup> opening. It was noted that the Governor's office may be providing additional updates on or around July 1<sup>st</sup> regarding the ability for the District to allow a greater number of guests at the pool, above the current restriction of fifty (50) guests at any one time.

**Landscape Update:**

Jeff Kyzer provided the Board with an update on the status of the overall landscape maintenance site report, as presented in the Boards monthly information packet. Mr. Kyzer noted that the District did sustain some damage to trees from the recent heavy winds, which clean up work has been completed and that staff is currently reviewing all plant material on-site that may have not survived the winter for consideration of removal, and the proposed estimate for such work will be provided to management

**District Management:**

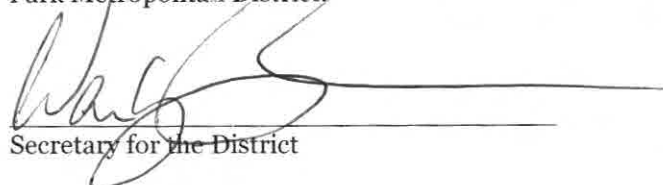
Mark Eames updated the Board on the playground maintenance form as provided by RMPS and noted that the playground climbing net has been ordered as presented in the Boards monthly informational packet. Mr. Eames went on to review the proposal from Arapahoe County Security for the replacement of the locks on the tennis courts as requested by the Board at the last meeting. Director J. Reilly expressed concern on the price of the quote and suggested that the Board may want to request that management seek an alternate proposal. After review and discussion, a motion was made, seconded and unanimously passed to allow management to engage a contractor to have the tennis courts locks replaced at a cost not to exceed \$ 2,500.00.

Mr. Eames finished his report by noting that Management has been on-site with three (3) contractors to date regarding the various discussion items from the last Board meeting regarding the perimeter and rail fencing that is owned and/or maintained by the District. Discussion tasks included visible maintenance concerns for needed fence repairs, "scarring" and short and long-term maintenance of the perimeter fence.

**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 July 28, 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