

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

**Held:** Tuesday, the 28<sup>th</sup> day of July 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 June 23, 2020. Upon a motion duly made, seconded and unanimously carried, the Board approved the minutes of June 23, 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 review of the financial reports for the District as of June 30, 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 approve the financial reports presented and file for audit as of June 30, 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 June through a portion of July as presented.

**Legal Updates:**

Mr. Seter, with Seter & Vander Wall, P.C. reviewed the status report provided to the Board dated July 28, 2020. Matters reviewed /discussed included;

- Lot 90/Tract A Easement and Developer Entitlements update was provided by Mr. Seter. The District has submitted a response to the Quick Trip submittal with the comments received by the Board. Quick Trips has eliminated the access easement across the detention pond.
- Lot 89 Lokal Homes Filing 22 amended site plan. Mr. Seter noted that Directors Braun and Robinson have reviewed for consideration of approval by the Board of Directors the proposed development agreement with Lokal. Lokal expressed its intentions to sever a small portion of the property from Lot 89 to relieve Lot 90 of requirements to jointly process their plans. Mr. Seter went on to discuss the requests from Lokal regarding assurance of how the deposit will be utilized by the District and their desire to not install a pool as an amenity of the attached community. After a lengthy discussion, the Board unanimously agreed that the District would not engage in any further discussion with Lokal until the deposit is paid and Lokal has signed and returned the infrastructure agreement.
- Richmond American Lot 22 Landscape Agreement and Filing 22 Sound Wall. Mr. Seter noted that that the Board assigned himself and Mark Eames to finalize negotiations with Richmond Homes on the easements for the sound wall. Mr. Eames updated the Board on his notes from the site inspection and requested clarification/direction from the Board on his concern related to the prairie dogs that are burrowing into the native areas on the north side of the sound wall fence. The Board unanimously agreed that besides the other items noted on Mr. Eames inspection report, that Richmond Homes will need to take the appropriate measures so that there were no prairie dogs on the open space tracts prior the District accepting the tracts.
- District Management. No update from the previous meeting.

**Communications and Branding****Update:**

Jennifer Dulles provided an update on the communications and rebranding for the District to the Stonegate North Villages Metropolitan District. Discussion continued on the information provided to the Board regarding the proposal for the new website. After a final discussion, motion was made, seconded and unanimously passed to approved moving forward with the new website as presented at a cost not to exceed \$ 8,000.00 Ms. Dulles went on to discuss suggestions for the timing of the community announcement regarding the rebranding. Upon review, it was agreed that the Labor Day weekend may be an opportune time for the event. Discussion ensued related to logo design and branding material to have ready for the event, along with limited food and beverages. After a final review, motion was made, seconded and unanimously passed to authorize up to \$ 8,000.00 for various promotion items that will have the Districts new name and logo along with other event material, displays, and limited food and beverages.

**Pool Update:**

Eli Schlagel with Front Range Recreation updated the Board on the overall pool operations since the June 1<sup>st</sup> opening. Mr. Schlagel went on to discuss the suggested extended staffing suggestion to the pool operations through August 23<sup>rd</sup>, due to the Douglas County School District revised opening. Director J. O'Reilly also brought up the suggestion of adding staff for the two remaining Friday's of the season. Upon final review/discussion, motion was made, seconded and unanimously passed to approve the additional staffing for both the school district reopening plan and the two remaining Friday's in the pool season at a total cost not to exceed \$ 7,500.00.

**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 had a total confirmed 113 trees that had died more than likely due to the Fall 2019 and Spring 2020 freezes. Proposals were presented to remove the 113 dead trees, grind out the stumps and chip the dead trees to mulch and place the mulch in the locations of the District as previously discussed. Upon review, motion was made, seconded and unanimously passed to approve the proposals as presented for the work described above at a total cost not to exceed \$ 55,000.00.

**District  
Management:**

Mark Eames noted that management had not received a playground maintenance form from RMPS for the month. Mr. Eames went on to discuss the proposal previously presented to the Board from Arapahoe County Security for the replacement of the locks on the tennis courts and asked for additional clarification on the timing of the work as far as communicating with the constituents on the change in locking system and codes for the locks. The Board agreed to have management contact the Stonegate Village Metropolitan District and have the agreed upon tennis court code placed on the next water bill going out and coordinate the change of the locks accordingly.

Mr. Eames finished his report by noting that Management had been on-site with fencing contractors regarding the previous discussion items with the Board regarding the perimeter and rail fencing that is owned and/or maintained by the District for short and long term maintenance and replacement, but as of this meeting his office had not received the proposals. Mr. Eames also reported that visible maintenance concerns for needed fence repairs and upper "scarring" staining touchup had been completed and the District has already received several comments/complements on the work from several constituents.

**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.



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Secretary for the District