

RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LINCOLN PARK METROPOLITAN DISTRICT  
HELD  
September 16, 2015

A special meeting of the Board of Directors of the Lincoln Park Metropolitan District was held on Wednesday, September 16, 2015 at 5:30 p.m., at the CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, Colorado.

Attendance In attendance were Directors:

Mason Mistrot  
Andrew Munn  
Arik Yoffe  
Jeni Reilly (via telephone)

Also in attendance were:

Derrick Kuhl; CliftonLarsonAllen LLP  
Reiny Melchor; The Brickman Group  
Matt Mundy; MPM

Call to Order Director Mistrot called the meeting to order at 5:34 p.m. Upon a motion duly made by Director Mistrot, seconded by Director Yoffe and upon a vote, unanimously carried, the Board approved the Agenda as presented and excused the absence of Director Curnalia.

Public  
Comment None.

Disclosure of  
Potential  
Conflicts  
of Interest General conflicts of interest statements had been filed with the Secretary of State prior to the meeting on the Directors' behalf.

**CONSENT AGENDA (ITEMS IV – V)**

Upon a motion duly made by Director Mistrot, seconded by Director Yoffe, and upon a vote, unanimously carried, the Board approved the Consent Agenda as presented.

- IV. Review and Approve Minutes of the July 22, 2015 Regular Meeting
- V. Financial Items

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- A. Ratify July 2015 Claims Totaling \$68,465.96 and EFT Payments to Xcel Energy for \$2,170.17, Stonegate for \$6,244.59 and IREA for \$2,499.81
- B. Approve Current Claims Totaling \$77,313.78 Represented by Check Numbers 4564 Through 4578 and EFT payments to Century Link for \$181.01, IREA for \$2,182.54 and Xcel Energy for \$1,875.19
- C. Review and Accept the Cash Position Report

### DISCUSSION AGENDA (ITEMS VI - XII)

#### VI. Financial Items

- A. Review and Accept July 31, 2015 Financial Statements

Upon a motion duly made by Director Mistrot, seconded by Director Yoffe, and upon a vote, unanimously carried, the Board accepted the July 31, 2015 Financial Statements.

#### VII. Maintenance Items

- A. Monthly Maintenance Site Report from The Brickman Group

Mr. Melchoir reviewed his report with the Board noting the following items:

- As the season winds down, and the heat continues the turf is in good shape with a few drier spots here and there. Fertilizer and weed control has been applied and there are no real signs of turf disease. Mowing and edging operations are on schedule. The second native mowing and trimming has been completed. Beauty bands have been completed. Sidewalks have been edged.
- Shrubs are in good health and have been pruned. Some smaller dead shrubs have been removed. The crews are continuing to pull and spray weeds.
- Flowers are doing well, but some seasonal flowers are turning over. Brickman will be pulling the flowers, prepping and turning the beds in the next 2-3.
- Trees are continuing to be monitored. The pines have been sprayed for the IPS Beetle. The pines that were damaged by the frost, continue to push new growth and look very good. They are starting to brown on the interior which is natural this time of year. Dead trees have been removed and the new replacement trees have been installed.
- The community entrances are mowed, clean and being monitored bi-weekly for trash.
- The irrigation system is operating correctly. The necessary inspections and repairs have been made. One of the timers from Stonegate has been converted to the Lincoln Park system. The system will be shut down the second week of October.

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- Trash and debris are removed twice a week. Brickman will continue to do weekly services and monitor plant material.

### B. Review and Consider Approval of Work Orders (s)

None.

### C. Pool Update – Matt Mundy

Mr. Mundy from MPM reviewed the pool report with the Board outlining his wish list for the pool with the following prioritization: 1) Patch job for the bathrooms; 2) Replace all bathroom tile; 3) Repair leaking showers; and 4) Locate central valve. Director Yoffe asked Mr. Mundy to get proposals and pricing from general contractors and to try and locate one company that will take care of all of the listed items. Additional detail can be found in the Board packet.

Mr. Mundy also listed the following Recreation items that needed to be addressed as follows: 1) Repair stucco; 2) Repair splash pad; and 3) Acquire new chairs. Discussion ensued among the Board of other items needing addressed. The Board determined that Mr. Mundy, Mr. Mendisco and Mr. Kuhl are to work together on determining costs.

## VIII. Manager's Items

### A. SVMMD Update – Water Tap Update

Mr. Kuhl reported that he met with Stonegate regarding the buildout tap requirements. He stated that Stonegate wants to see Lincoln Park's actual number of owned taps and their agreements. Mr. Mendisco will be reporting back to the Board with updates.

### B. Signage Project Update

Mr. Kuhl reported this project has been completed.

### C. Douglas County Road Turnover Update

Mr. Kuhl reported that Mr. Mendisco submitted a letter to Douglas County, certifying that the District has agreed to grant a slight easement across Tract A of the District.

### D. Other

Director Mistrot discussed the lighting at Aventerra and Jordan Road, noting that light replacement was needed, but there is a search to match the colored lighting with the correct bulbs.

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Director Reilly asked about the estimated useful life of the new paint on the entranceway signs. Director Yofee stated it should last 8-10 years.

Mr. Kuhl reported that the Keystone Parking Lot returned a proposal of \$3,375 for crack sealing and repair.

IX. Legal Items

A. Other

None.

X. Director's Items

A. Confirm Next Regular Meeting Date – October 28, 2015

The October 28, 2015 meeting date was confirmed.


XI. Other Items

None.

XII. Adjournment

Upon a motion duly made by Director Mistrot, seconded by Director Yoffe, and upon a vote, unanimously carried, the meeting was adjourned at 6:27 p.m.

Respectfully submitted,

  
Secretary for the Meeting