

RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LINCOLN PARK METROPOLITAN DISTRICT  
HELD  
September 28, 2016

A regular meeting of the Board of Directors of the Lincoln Park Metropolitan District was held on Wednesday, September 28, 2016 at 5:30 p.m., at Stonegate Village Community Room, 10326 Stonegate Parkway, Parker, Colorado.

Attendance

In attendance were Directors:

Mason Mistrot  
Arik Yoffe  
Jeni Reilly  
Patrick Curnalia  
Andrew Munn

Also in attendance were:

Mathew Mendisco & Kim Herman; CliftonLarsonAllen LLP  
Reiny Melchior; Brightview  
Matt Mundy; MPM Recreation  
Cort Nickel, ENCON

Call to Order

Director Munn called the meeting to order at 5:32 p.m. Upon a motion duly made by Director Mistrot, seconded by Director Munn and upon a vote, unanimously carried, the Board approved the Agenda with the additions of: 1) Review and Consider Approval of the Grant of Right-Of-Way Easement from Douglas County; and 2) Review and Consider Approval of Proposal for Street Repairs from TerraCare Associates to the Manager's Items, Douglas County Road Turnover section of the Agenda.

Disclosure  
of Potential  
Conflicts  
of Interest

None.

Public  
Comment

None.

**CONSENT AGENDA (ITEMS IV – V)**

- IV. Review and Approve Minutes of the August 24, 2016 Regular Meeting
- V. Financial Items

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- A. Approve Current Claims Totaling \$68,956.40, represented by Check Numbers 4723 through 4738 and ETF payments to Century Link for \$187.56, IREA for \$2,491.69, Stonegate for \$5,706.72 and Xcel Energy for \$2,228.56.
- B. Review and Accept the Cash Position Report

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

### DISCUSSION AGENDA (ITEMS VI - XIII)

#### VI. Financial Items

- A. Conduct Public Hearing to Amend 2015 Budget; Consider Adoption of Resolution 2016-09-01 to Amend 2015 Budget

Upon a motion duly made by Director Reilly, seconded by Director Mistrot and upon a vote, unanimously carried, the Board opened the public hearing at 7:41 p.m.

Upon a motion duly made by Director Yoffe, seconded by Director Reilly and upon a vote, unanimously carried, the Board closed the public hearing at 7:42 p.m.

Upon a motion duly made by Director Reilly, seconded by Director Yoffe and upon a vote, unanimously carried, the Board approved to amend the 2015 Budget and adopt Resolution 2016-09-01 to Amend the 2015 Budget.

- B. Review 2017 Draft Budget

The Board reviewed the 2017 Draft Budget.

- C. August 2016 Preliminary AV

The Board reviewed the 2016 Preliminary AV.

- D. Review Analysis of Capital Improvements and Related Debt

The Board reviewed the Analysis of Capital Improvements and Related Debt.

#### VII. Maintenance Items

- A. Monthly Maintenance Site Report from Brightview

Mr. Melchior reviewed his monthly report. He noted Brightview will be cutting the native next week and the fall leaves and fertilizers are happening now. He stated the system will get shut down on or around October 15<sup>th</sup>.

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

There were no work orders for consideration.

### C. Pool Management Update

Mr. Mundy reviewed his end of season pool report with the Board. He presented a proposal from Elite Pools to have the pool plastered in 2017.

Upon a motion duly made by Director Reilly, seconded by Director Munn, and upon a vote, unanimously carried, the Board approved a NTE amount of \$60,940 for Elite Pools to replaster the entire pool in 2017, unless a responsible lower bid is received on or before the October 26, 2016 Board meeting.

## IX. Manager's Items

### A. SVMD Update – Jeni Reilly

Director Reilly stated she did not have an update to present.

### B. Douglas County Road Turnover Update

#### 1. Review and Consider Approval of Douglas County Right-Of-Way Easement Request

Upon a motion duly made by Director Reilly, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board approved the Grant of Right-of-Way Easement with the Board of the County Commissioners of Douglas County.

#### 2. Review and Consider Approval of Proposal for Street Repairs from TerraCare Associates

Upon a motion duly made by Director Munn, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board approved the proposal for road work repairs by TerraCare Associates at a NTE cost of \$115,375 if the work can be completed in 2016. However, the Board requested an updated proposal if the work cannot be done until 2017.

### C. Update on Parking Issue at Pool

No report.

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### D. Update from ENCON Engineering

Mr. Mendisco requested Mr. Nickel email him details on the items still needed from Stonegate Village Metropolitan District for Mr. Mendisco to follow up on.

### X. Legal Items

A. Executive Session Under Colorado Revised Statute §24-6-402(4)(b) and §24-6-402(4)(e), in Order to Confer with General Counsel to Receive Legal Advice on Specific Legal Questions, and to Determine Positions Relative to Matters Which May be Subject to Negotiations; to Develop Strategy for Negotiations and to Instructing Negotiators Related to the District's Negotiations and Agreements with Stonegate Village Metropolitan District and interested parties (if needed)

Upon a motion duly made by Director Reilly, seconded by Director Munn, and upon a vote, unanimously carried, the Board entered into Executive Session at 6:18 p.m.

Upon a motion duly made by Director Mistrot, seconded by Director Yofee, and upon a vote, unanimously carried, the Board exited out of Executive Session at 7:37 p.m.

No actions were taken.

### XI. Director's Items

A. Confirm Next Regular Meeting Date – October 26, 2016

The next meeting on October 26, 2016 was confirmed.


### XII. Other Items

None.

### XIII. Adjournment

Upon a motion duly made by Director Munn, seconded by Director Mistrot, and upon a vote, unanimously carried, the meeting was adjourned at 7:29 p.m.

Respectfully submitted,

  
Secretary for the Meeting