

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LINCOLN PARK METROPOLITAN DISTRICT  
HELD  
NOVEMBER 30, 2016

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

Attendance

In attendance were Directors:

Jeni Reilly  
Patrick Curnalia  
Andrew Munn  
Mason Mistrot  
Arik Yoffe

Also in attendance were:

Mathew Mendisco, Matt Urkoski & Kim Herman; CliftonLarsonAllen  
LLP  
Tamara Seaver; Icenogle Seaver Pogue  
John Simmons; Simmons and Wheeler, P.C.  
Ryan Gorsuch; Resident  
Bob and Kathy Bell; Residents  
Terri Martin; Resident  
Sherri Rosselot; Resident

Call to Order

Director Munn called the meeting to order at 5:31 p.m. Upon a motion duly made by Director Reilly, seconded by Director Yoffe and upon a vote, unanimously carried, the Board approved the Agenda as amended to add the review of the September 30, 2016 Financial Statements and to review and consider approval of the engagement letter with Carver Schwarz McNabb Kamper & Forbes LLC.

Disclosure  
of Potential  
Conflicts  
of Interest

None.

Public  
Comment

Mr. Gorsuch spoke of the full bed turnover starting from scratch for discussion.

**CONSENT AGENDA (ITEMS IV – V)**

IV. Review and Approve Minutes of the October 26, 2016 Regular Meeting

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### V. Financial Items

- A. Approve Current Claims Totaling \$59,713.81, represented by Check Numbers 4739 through 4752 and ETF Payments
- B. Review and Accept the Cash Position Report

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

### DISCUSSION AGENDA (ITEMS VI - XIII)

### VI. Financial Items

- A. Review and Consider Approval of the September 30, 2016 Financial Statements

Mr. Simmons reviewed the September 30, 2016 Financial Statements. Upon a motion duly made by Director Reilly, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board approved the September 30, 2016 Financial Statements.

Mr. Mendisco stated he, Mr. Urkoski and Ms. Herman are researching a potential refinance for the District and will present the information at the February 2017 Board meeting.

- B. Conduct Public Hearing to Consider Amending 2016 Budget; Consider Adoption of Resolution no. 2016-11-01 to Amend 2016 Budget

Upon a motion duly made by Director Munn, seconded by Director Yoffe, and upon a vote, unanimously carried, the Board opened the public hearing at 5:43 p.m. A member of the public asked a question regarding the reason for fees. The Board stated the Park and Recreation fees were the same for all residents within the District and are common within residential Districts with pool, tennis court and park amenities for residents.

Upon a motion duly made by Director Munn, seconded by Director Curnalia, and upon a vote, unanimously carried, the Board closed the public hearing at 5:52 p.m.

Upon a motion duly made by Director Mistrot, seconded by Director Munn, and upon a vote, unanimously carried, the Board amended the 2016 Budget and adopted Resolution No. 2016-11-01 to Amend the 2016 Budget.

- C. Conduct Public Hearing to Consider Adoption of 2017 Budget, Appropriate Expenditures and Certify Mill Levies; Consider Adoption of Resolution No. 2016-11-02 to Approve 2017 Budget, Appropriate Expenditures and Set Mill Levies.

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Upon a motion duly made by Director Yoffe, seconded by Director Curnalia, and upon a vote, unanimously carried, the Board opened the public hearing at 5:58 p.m. Mr. Mendisco reviewed the 2017 Budget. The Board discussed the state of their bonds. Mr. Mendisco said that the District would need to refinance their bonds by 2019.

Upon a motion duly made by Director Yoffe, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board closed the public hearing at 6:40 p.m.

Upon a motion duly made by Director Munn, seconded by Director Yoffe, and upon a vote, unanimously carried, the Board approved the 2017 Budget and adopted Resolution no. 2016-11-02 to approve the 2017 Budget, Appropriate Expenditures and Set Mill Levies.

D. Consider Approval of Engagement Letter with L. Paul Goedecke P.C. for 2016 Audit Services

Upon a motion duly made by Director Reilly, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board approved the engagement letter with L. Paul Goedecke P.C. for 2016 Audit Services at a cost not to exceed \$4,400.

### VII. Maintenance Items

A. Monthly Maintenance Site Report from Brightview

There was no monthly maintenance site report.

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

There were no work orders to review and consider.

C. Pool Management Update

There was no Pool Management Update as the pool is closed for the winter.

D. Update from Norris Designs Draft Designs for Potential Pool/Clubhouse

Ms. Herman reported that she will bring updated drawings and pricing from Norris Designs to the January Board Meeting for review and consideration.

E. Review and Discuss Proposal from Rain Drop Products LC for Tumble Buckets - \$53,545.00

The Board tabled this item for review at the January 2017 Board meeting, requesting Mr. Mundy attend to allow for the Board to ask any questions they may have.

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### IX. Manager's Items

#### A. SVMD Update

Mr. Mendisco reported that he and Mr. Urkoski will be meeting with Mr. Sean Chambers on December 1, 2016 to discuss the relationship between the two Districts.

#### B. Douglas County Road Turnover Update

Mr. Mendisco reported that the easement has been completed and signed and repairs are scheduled to begin in the spring. He stated once all repairs are made the roads will be turned over to the County.

#### C. Park Enforcement Update

Mr. Mendisco reported that Douglas County is working with the high school and he will be drafting a letter requesting the County Sheriffs increase safety patrols of the pool parking lot and the park.

#### D. Consider Renewal and Approval of 2017 Insurance Coverage

After review, upon a motion duly made by Director Reilly, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board approved the 2017 SDA insurance coverage as presented.

#### E. Other

Mr. Mendisco reported he will no longer be working with CliftonLarsonAllen, LLP after December 15, 2016 and introduced Mr. Matt Urkoski as the Districts new Manager. The Board thanked Mr. Mendisco for his years of service to the District.

### X. Legal Items

#### A. Executive Session Under Colorado Revised Statute §24-6-402(4)(b) and §24-6-402(4)(e), in Order to Receive Legal Advice on Specific Legal Questions Related to Stonegate Village Metropolitan District and the Colorado Open Records Act

At 7:08 p.m., upon a motion duly made by Director Yoffe, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board adjourned into Executive Session pursuant to § 24-6-402(4)(b) and (e), C.R.S. in order to receive legal advice on specific legal questions related to Stonegate Village Metropolitan District and the Colorado Open Records Act.

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At 7:37 p.m. upon a motion duly made by Director Munn, seconded by Director Yoffe, and upon a vote, unanimously carried, the Board adjourned out of Executive Session and returned to open session. The Board did not engage in substantive discussion of any matter not enumerated in section 24-6-402(4), C.R.S. and as set forth in the motion to enter executive session.

The Board did not adopt any policy, position, resolution, rule, regulation or take any formal action.

B. Review and Consider Approval of Engagement Letter with Icenogle Seaver Pogue for 2017 Legal Services

Upon a motion duly made by Director Reilly, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board approved the engagement letter with Icenogle Seaver Pogue for 2017 Legal Services.

C. Review and Discuss Re-Assignment of EnCon Services Agreement to Stantec Engineering

The Board tabled discussion on this item for the January 2017 Board meeting.

D. Review and Consider Approval of Engagement Letter with Carver Schwarz McNabb Kamper & Forbes LLC

Upon a motion duly made by Director Munn, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board approved the engagement letter with Carver Schwarz McNabb Kamper & Forbes LLC.

XI. Director's Items

A. Confirm Next Regular Meeting Date – December 28, 2016

The Board cancelled the December 28, 2016 and determined the next Board Meeting will be held on January 25, 2017.

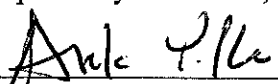
XII. Other Items

There were no other items for discussion.

XIII. Adjournment

Upon a motion duly made by Director Curnalia, seconded by Director Munn, and upon a vote, unanimously carried, the meeting was adjourned at 7:43 p.m.

Respectfully submitted,

  
Secretary for the Meeting