

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
LINCOLN PARK METROPOLITAN DISTRICT
HELD
JUNE 28, 2017

A special meeting of the Board of Directors of the Lincoln Park Metropolitan District was held on Wednesday, June 28, 2017 at 11:00 a.m., at CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy., Suite 500, Greenwood Village, Colorado.

Attendance

In attendance were Directors:

Mason Mistrot
Patrick Curnalia
Arik Yoffe
Jeni Reilly

Also in attendance were:

Matt Urkoski, Kim Herman, Sandy Brandenburger & Megan Leismaki;
CliftonLarsonAllen LLP
Tamara Seaver; Icenogle Seaver Pogue, PC
Robin Price; Brightview Landscaping
Alan Matlotsz; George K. Baum
Tyler Robbins; MPM Recreation

Call to Order

Director Mistrot called the meeting to order at 11:04 a.m. Upon a motion duly made by Director Mistrot, seconded by Director Curnalia and upon a vote, unanimously carried, the Board approved the Agenda, excused the absence of Director Munn and appointed Director Mistrot as acting President for the meeting.

Disclosure
of Potential
Conflicts
of Interest

None.

Public
Comment

None.

CONSENT AGENDA (ITEM IV)

IV. Financial Items

- A. Review and Approve Current Claims Totaling \$197,906.12 Represented by Check Numbers 4851 through 4868 and EFT Claims
- B. Review and Accept the June 2017 Cash Position Report

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C. Review and Approve May 24, 2017 Special Meeting Minutes

Mr. Urkoski reviewed the consent agenda with the Board. Upon a motion duly made by Director Yoffe, seconded by Director Curnalia, and upon a vote, unanimously carried, the Board approved the Consent Agenda as presented with the exception of the Cash Position Report which was not available.

DISCUSSION AGENDA (ITEMS V - XI)

V. Financial Items

Mr. Matlosz reviewed the Klein Alvarado Veio Bond Counsel Engagement Letter and the George K. Baum Underwriter Engagement Agreement for the potential bond refinancing with the Board.

Upon a motion duly made by Director Reilly, seconded by Director Yoffe, and upon a vote, unanimously carried, the Board approved the engagement letters with George K. Baum and with Klein Alvarado Veio.

VI. Maintenance Items

A. Monthly Maintenance Site Report from Brightview

Ms. Price reviewed the site report with the Board. Discussion ensued regarding raising recessed sprinkler heads throughout the District. Upon a motion duly made by Director Reilly, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board approved a not-to-exceed amount of \$500 for the labor involved with raising sprinkler heads beginning at Market Green.

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

1. Rock Installation at the Park - \$13,396.68

Following discussion, the Board decided to only approve \$169.82 for demolition/labor and dump of rocks. The Board will revisit and consider the entirety of the work-order once June 30th financials are received.

Upon a motion duly made by Director Yoffe, seconded by Director Reilly and upon a vote, unanimously carried, the Board approved a portion of the work order for \$169.82.

2. Tree Removal/Replacement - \$7,416.62

After discussion, the Board directed Ms. Price to confirm whether or not some of the trees are still under warranty. The Board directed Mr. Urkoski to check with President Munn for feedback and insight prior to any replacements. .

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Upon a motion duly made by Yoffe, seconded by Director Reilly, and upon a vote, unanimously carried, the Board approved the work order for tree removal/replacements pending President Munn's review.

C. Pool Management and Maintenance Update

Mr. Robbins provided an update to the Board. He reported that the raindrop buckets would be replaced on June 30th and had a concern on how to get rid of the parts being replaced. Ms. Herman stated she would contact Clutter Trucker to have these items picked up. Other discussion and comments regarding pool chairs and possible inflatable parking were provided. Further discussion regarding the District possibly obtaining their own key card machine for the pool entries due to new computer software changes at SVMD. Mr. Robbins provided estimates of possible new web camera, software set up and card printer for the District.

Mr. Urkoski reported that a check for \$5,000 was received for the sale of the starting blocks to a neighboring HOA as previously approved by the Board.

Upon a motion duly made by Director Reilly, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board approved a not-to-exceed amount of \$3,000 for Mr. Robbins to obtain a web camera, software set up and card printer for the LPMD pool.

VII. Manager's Items

A. SVMD Update

Mr. Urkoski briefed the Board on his communications with the new SVMD Manager, and has noted that the relationship between SVMD and LPMD may be on more collaborative path moving forward.

B. Update on Meritage Landscaping

Mr. Urkoski stated Meritage is preparing a legal agreement for review and consideration by District regarding the landscaping being completed by Meritage as well as the landscaping that is in place and is affected by the new development.

C. Review and Discuss Draft Park and Recreation Policy

Mr. Urkoski reviewed the draft policy with the Board. The Board determined they would like time to review the policy and would plan to discuss at the July meeting. This item was tabled to July.

D. Roads Project Update

The Board directed Mr. Urkoski to provide the road maintenance project language to the Stonegate Messenger, to PCMS HOA contacts and to place the message on the LPMD website.

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E. Other

None.

VIII. Legal Items

A. SVMDCORA Request Update

Mr. Urkoski reported that the District should be expected a refund from the initial SVMDCORA request deposit, but that the amount was not yet known.

B. Review and Consider Approval of Resolution 2017-06-01 Regarding an Amendment to Schedule of Fees and Charges and Adoption of a Plan Administration Fee

Mr. Urkoski reviewed the Resolution with the Board and informed them of the addition of the plan administration fee to the fee schedule. Mr. Urkoski reported that the Resolution and Fee Schedule will be placed on the website moving forward.

Upon a motion duly made by Director Reilly, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board approved Resolution 2017-06-01 an Amendment to Schedule of Fees and Charges and Adoption of a Plan Administration Fee.

C. Review and Consider Approval of First Amendment to Task Order No. 1 to Engineering Services Task Order Contract with Stantec Consulting Services, Inc.

Mr. Urkoski reviewed with the Board and provided an update on his communications with Mr. Cort Nickel.

Upon a motion duly made by Director Reilly, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board approved the Amendment to Task Order No. 1 and the requested increase contingent on the Board's satisfaction of the final report.

D. Review and Consider Approval of Engagement Letter from Kline Alvarado Veio PC for Bond Counsel and Special Disclosure Counsel Services

Previously discussed during Financial Items.

IX. Director's Items

A. Update on Lighting Repairs

Mr. Urkoski provided an update and noted Radiant Lighting was behind on work orders. Ms. Price offered to have one of her co-workers take a look at the pool lights. Mr. Urkoski will coordinate.

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B. Update on Replacement Signs of “Don’t Drink the Water”

Ms. Herman reported that the signs had been delivered to Ms. Price for installation.

C. Confirm Next Regular Meeting Date – July 26, 2017 at 11:00 a.m. at CliftonLarsonAllen LLP

The Board confirmed a quorum was available for the next Board meeting and requested to continuing meeting at the CliftonLarsonAllen offices.

D. Other – Codes of Tennis Courts

Ms. Herman stated she will plan to meet on site with Arapahoe Security to have the codes changed to match SVMD’s codes by the time the next water bills are mailed.

X. Other Items

There were no other items for discussion.

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 1:30 p.m.

Respectfully submitted,



Secretary for the Meeting