

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
LINCOLN PARK METROPOLITAN DISTRICT
HELD
MARCH 28, 2018

A regular meeting of the Board of Directors of the Lincoln Park Metropolitan District was held on Wednesday, March 28, 2018 at 11:00 a.m., at CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy., Suite 500, Greenwood Village, Colorado.

Attendance In attendance were Directors:

Mason Mistrot
Jeni Reilly
Patrick Curnalia

Also in attendance were:

Matt Urkoski, Kim Herman & Sandy Brandenburger; CliftonLarsonAllen LLP
Shannon Smith Johnson; Icenogle Seaver Pogue, PC
Alan Matlosz; George K. Baum (via telephone)
Brittany Nelson & Eric Keesen; BrightView
Kevin Reilly; Resident
Eli Schlagel; Front Range Recreation

Call to Order
& Approval
Of Agenda

Director Mistrot called the meeting to order at 11:26 a.m. and confirmed a quorum. Upon a motion duly made by Director Mistrot, seconded by Director Reilly and upon a vote, unanimously carried, the Board approved the Agenda as presented and excused the absence of Director Yoffe.

Disclosure
of Potential
Conflicts
of Interest

None.

Public
Comment

None.

CONSENT AGENDA

IV. Financial Items

- A. Review and Approve Current Claims Totaling \$59,433.21 and EFT Claims
- B. Review and Approve Stonegate Claims Totaling \$130,992.54 and EFT Claims

RECORD OF PROCEEDINGS

C. Review and Approve February 28, 2018 Regular Meeting Minutes

Mr. Urkoski reviewed the consent items with the Board. Upon a motion duly made by Director Reilly, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board approved the Consent Agenda items as presented.

DISCUSSION AGENDA

V. Financial Items

A. Bond Refinancing Update

Mr. Matlosz provided an update to the Board. The Board discussed the bond refinancing status and set a Special Meeting of the Board on April 2nd to approve a bond resolution.

B. Review and Accept Cash Position Report

Upon a motion duly made by Director Mistrot, seconded by Director Reilly, and upon a vote, unanimously carried, the Board accepted the Cash Position Report as presented.

VI. Maintenance Items

A. Monthly Maintenance Site Report from BrightView

Ms. Nelson introduced herself to the Board and then reviewed the site report with them. The Board accepted the report.

Ms. Nelson reviewed the work orders with the Board.

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

1. Tree Replacement of Maple Tree Damage Due to Weather - \$997.65

Upon a motion duly made by Director Reilly, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board approved the removal to ground of tree.

2. Playground Mulch Top Dress - \$2,124.11

After discussion, the Board tabled this work order request as they believe the work was already done earlier in the year.

3. Removal of Two Trees and Grind Remaining Stumps - \$1,407.14

After discussion, upon a motion duly made by Director Curnalia, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board

RECORD OF PROCEEDINGS

approved the grinding of all of the remaining tree stumps at the same per-stump unit price as the District paid in 2017.

4. Aventerra Monument Enhancement - \$56,988.31

After discussion, the Board decided to table this request until the newly elected Directors of the Board take office in May.

VII. Manager's Items

A. SVMD Update

Mr. Urkoski provided an update to the Board regarding discussions with SVMD.

B. Discussion of bill.com

Mr. Urkoski explained the process of bill.com to the Board and the benefits of this service to the District. He noted this process would begin in approximately June/July if approved. The Board concurred and requested bill.com be set up for the District.

C. Review and Consider Approval of Engineering Services Task Order Services Contract

Mr. Urkoski reported that Mr. Gary Dickinson of R.G. Engineers is in the process of formalizing the Road Analysis and Inventory Report. Mr. Urkoski noted he will invite Gary Dickinson to the April meeting to explain this process in detail.

Upon a motion duly made by Director Mistrot, seconded by Director Curnalia, and upon a vote, unanimously carried, the Board approved the Engineering Services Task Order Services Contract with RG and Associates, LLC

D. 2018 Pool Season / Front Range Recreation Update

Ms. Herman introduced Mr. Eli Schlagel with Front Range Recreation to the Board. He provided his background of work and distributed copies of items his company will be handling as requested. He gave details regarding the automatic controller in the pump room and provided details of this system. He noted it was a good system but was apparently abandoned and need to be replaced. Other details regarding the upgrade to the chase lounges and water fountains were discussed. The Board also discussed providing a Snack Shack.

Upon a motion duly made by Director Reilly, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board authorized Ms. Herman to work with Mr. Schlagel to finalize items discussed at this meeting, including a NTE amount of \$4,000 for the lockbox, new computer and printer, \$1,200 for chair strapping, and \$1,700 water fountain replacement.

E. GeoLens

RECORD OF PROCEEDINGS

Mr. Urkoski discussed the mapping capabilities of GeoLens and explained the set up and advantages to the District. Ms. Herman stated she will present an agreement at the next meeting for approval and will begin working on the District mapping.

F. Security

Ms. Herman explained that the cameras are working following an incident report. She will work with the Security Central to confirm the availability of online viewing as needed.

G. Parking Lot

Ms. Herman stated that the cracked seal in the parking lot by the pool is being completed and the coat sealing and striping will follow, weather dependent.

VIII. Legal Items

- A. Executive Session Pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(e), Colorado Revised Statutes, for the Purposes of Receiving Legal Advice on Specific Legal Questions and Determining Positions Relative to Matters that May be Subject to Negotiations, Developing Strategy for Negotiations, and Instructing Negotiators Related to District Bonds and Associated Contracts and Additional Contracting Matters (if necessary)

Executive Session not needed.

- B. Review and Consider Approval of Amended and Restated Reimbursement Agreement with NNP II – Stonegate, LLC

Ms. Johnson distributed copies of the agreement and walked through the details with the Board. Upon a motion duly made by Director Mistrot, seconded by Director Reilly, and upon a vote, unanimously carried, the Board approved the Amended and Restated Reimbursement Agreement with NNP II – Stonegate, LLC.

- C. Review and Consider Approval of Developer Improvement Agreement with Meritage Homes of Colorado, Inc. Regarding Stonegate Filing No. 4, 6th Amendment and Stonegate Filing No. 22, 5th Amendment Improvements

Ms. Johnson reviewed with the Board. Upon a motion duly made by Director Reilly, seconded by Director Mistrot, and upon a vote, unanimously carried, the Board approved the Developer Improvement Agreement with Meritage Homes of Colorado, Inc. regarding Stonegate Filing No. 4, 6th Amendment and Stonegate Filing No. 22, 5th Amendment Improvements.

RECORD OF PROCEEDINGS

- D. Review and Consider Approval of Developer License and District Acquisition of Improvements Agreement with Richmond American Homes of Colorado, Inc. for Improvements within Stonegate Filing No. 22, 6th Amendment

This item was tabled.

IX. Director's Items

- A. Confirm Next Regular Meeting Date – April 25, 2018 at 11:00 a.m.

A quorum for the April 28, 2018 meeting was confirmed.

X. Other Items

None.

XI. Adjournment

Upon a motion duly made by Director Reilly, seconded by Director Mistrot, and upon a vote, unanimously carried, the meeting was adjourned at 1:40 p.m.

Respectfully submitted,


Secretary for the Meeting