

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
LINCOLN PARK METROPOLITAN DISTRICT
HELD
APRIL 25, 2018

A regular meeting of the Board of Directors of the Lincoln Park Metropolitan District was held on Wednesday, April 25, 2018 at 11:00 a.m., at CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy., Suite 500, Greenwood Village, Colorado.

Attendance In attendance were Directors:

Arik Yoffe
Jeni Reilly
Patrick Curnalia

Also in attendance were:

Matt Urkoski, Kim Herman & Sandy Brandenburger; CliftonLarsonAllen LLP
Tamara Seaver; Icenogle Seaver Pogue, PC
Alan Matlosz; George K. Baum
Brittany Nelson & Eric Keesen; BrightView
Warren Robinson; Resident
Jaylen Cartney; Front Range Recreation
Mark Gaines; PCMS
Frank Silici, Tom McHenry & David Marshall; Stonegate HOA
Gary Dickinso; RG Engineering

Call to Order
& Approval
Of Agenda

Director Reilly called the meeting to order at 11:06 a.m. and confirmed a quorum. Upon a motion duly made by Director Yoffe, seconded by Director Curnalia and upon a vote, unanimously carried, the Board designated Director Reilly to serve as President for the meeting, approved the Agenda as presented and excused the absence of Director Mistrot.

Disclosure
of Potential
Conflicts
of Interest

None.

Public
Comment

None.

IV. Stonegate Fencing

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Mr. Gaines from PCMS and Mr. McHenry, Silici and Marshall of Stonegate HOA discussed the concerns of responsibility of maintaining the fencing around the new homes being constructed around Meritage perimeters.

CONSENT AGENDA

V. Financial Items

- A. Review and Approve Current Claims Totaling \$82,355.14 and EFT Claims
- B. Review and Approve Stonegate Claims Totaling \$65,828.27 and EFT Claims
- C. Review and Approve March 28 Regular Meeting and April 2, 2018 Special Meeting Minutes

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

DISCUSSION AGENDA

VI. Financial Items

- A. Bond Refinancing Update

Mr. Matlosz provided an update to the Board, and noted the scheduled closing would be April 26th at 9:00 a.m.

- B. Review and Accept Unaudited March 31, 2018 Financial Statements and Cash Position Report

Mr. Urkoski reviewed with the Board. Upon a motion duly made by Director Yoffe, seconded by Director Reilly, and upon a vote, unanimously carried, the Board accepted the Unaudited March 31, 2018 Financial Statements and the Cash Position Report as presented.

VII. Maintenance Items

- A. Monthly Maintenance Site Report from BrightView

Ms. Nelson provided the site report to the Board. The Board requested remaining stumps they have seen be removed. Ms. Nelson noted these are at no extra cost and are still covered under the previous cost approved. Director Reilly also requested that the watering timers along the pathways be set accordingly to pedestrians not being effected. The Board accepted the report.

- B. Review and Consider Approval of BrightView Work Order (s)
 - 1. Top Dress of Mulch - 14,916.62

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Ms. Nelson reviewed the work order with the Board. After discussion, the Board determined not to provide additional mulching around the pool, but possibly other types of fill in for these areas. Discussion of a high visibility corner area on Market that also is in need of plant material. Upon a motion duly made by Director Reilly, seconded by Director Curnalia and upon a vote, unanimously carried, the Board approved a NTE amount of \$13,000 for mulch in areas except by the pool and for plants on the corner of Market entrance area. Ms. Nelson will revise the work order to reflect and send to Mr. Urkoski for signed approval.

VIII. Manager's Items

A. SVMD Update

No report

B. Review and Consider Approval of Agreement with Stantec

Ms. Seaver reviewed with the Board. Upon a motion duly made by Director Reilly, seconded by Director Curnalia, and upon a vote, unanimously carried, the Board approved the agreement with Stantec.

C. 2018 Pool Season / Front Range Recreation Update

Ms. Cartney provided an update to the Board and discussed items Eli's has assessed and still to assess. Items covered were as follows:

- She stated that five (5) breakers have been repaired, probes installed and PH control has also been completed.
- Discussion of replacement of pool lights – four (4) not working because of no power, three (3) that are working and are LED bulbs, and four (4) that are not working but do not know the cause yet.
- Additional items that are possible of needing repair were the hot water expansion, re-plumbing of the air blower, possible repairs to boiler once it has been tested.
- The Board determined a less expensive alternative to a Snack Shack for the summer with providing a new door entrance, using the current cage and vendors setting up their items on a table to sell instead of investing money on a new reconstructed area.
- Ms. Herman is to determine the WiFi password since there is now a new phone number.

D. Other

None.

IX. Engineering Items

A. RG Engineering 2018 Roadway Assessment – Gary Dickinson

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Mr. Dickinson distributed copies of a map a study of the roadways being discussed, and reviewed his report with the Board. After discussion, the Board determine Mr. Urkoski or Ms. Herman and Mr. Dickinson would do a walk through with Douglas County to determine approximately costs of repairs.

Upon a motion duly made by Director Curnalia, seconded by Directory Yoffe, and upon a vote, unanimously carried, the Board authorized a walk through with Douglas County and a NTE amount of \$3,000 for repairs.

X. 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)

It was determined that Executive Session not needed.

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

Ms. Seaver reviewed with the Board. Upon a motion duly made by Director Curnalia, seconded by Director Reilly, and upon a vote, unanimously carried, the Board approved the Developer License & District Acquisition of Improvements Agreement with Richmond American Homes of Colorado, Inc. for Improvements within Stonegate Filing No. 22, 6th Amendment.

- C. Review and Consider Approval of Assignment of Amended and Restated Agreement with NNP II – Stonegate, LLC to Richmond American Homes of Colorado, Inc.

Upon a motion duly made by Director Reilly, seconded by Director Curnalia, and upon a vote, unanimously carried, the Board approved Assignment of Amended and Restated Agreement with NNP II – Stonegate, LLC to Richmond American Homes of Colorado, Inc.

- D. Review and Consider Approval of Mapping and Project Management Hosted Software Services Contract with GeoLens Inc.

Upon a motion duly made by Directory Reilly, seconded by Director Yoffe, and upon a vote, unanimously carried, the Board approved of Mapping and Project Management Hosted Software Services Contract with GeoLens Inc.

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XI. Director's Items

A. Confirm Next Regular Meeting Date – May 23, 2018 at 11:00 a.m.

A quorum for the May 23, 2018 meeting was confirmed.

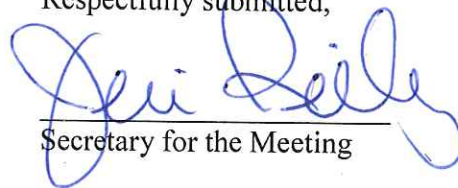
XII. Other Items

None.

XIII. Adjournment

Upon a motion duly made by Director Curnalia, seconded by Director Reilly, and upon a vote, unanimously carried, the meeting was adjourned at 1:28 p.m.

Respectfully submitted,



Secretary for the Meeting