

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
LINCOLN PARK METROPOLITAN DISTRICT
HELD
AUGUST 22, 2018

A special meeting of the Board of Directors of the Lincoln Park Metropolitan District was held on Wednesday, August 22, 2018 at 11:00 a.m., at CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy., Suite 300, Greenwood Village, Colorado.

Attendance In attendance were Directors:

Arik Yoffe
Patrick Curnalia
Jeni Reilly
Kevin Reilly
Warren Robinson

Also in attendance were:

Matt Urkoski, Pat Shannon, Sarah Hunsche & Sandy Brandenburger;
CliftonLarsonAllen LLP
Shannon Johnson; Icenogle Seaver Pogue, PC
Brittany Nelson; BrightView
Eli Schlagel; Front Range Recreation
David Sprague; OLC Designs
John Birkey & Patrick Hannon; Norris Design
Melissa Stewart; GeoLens

Call to Order
& Approval
Of Agenda

Director J. Reilly called the meeting to order at 11:00 a.m. and confirmed a quorum. Upon a motion duly made by Director J. Reilly seconded by Director Curnalia and upon a vote, unanimously carried, the Board approved the Agenda as amended. The Board requested that GeoLens be first to present. Mr. Urkoski stated the corrected amount on the claims was \$70,156.27 due to addition of CLA invoice. An updated Cash Requirements Report was provided to the Board.

Disclosure
of Potential
Conflicts
of Interest

None.

Public
Comment

None.

IV. GeoLens Presentation – Melissa Stewart

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Ms. Stewart provided a demonstration of the GeoLens program for the District, reviewing each of the different layers it has been set up to display. She noted she has extensively walked through these layers with Brittany of Brightview to obtain the given presentation. She also answered multiple questions by the Board regarding future additions and the capacity of the current program.

CONSENT AGENDA

- V. Financial Items
 - A. Review and Approve Current Claims Totaling \$70,156.27 including EFT Claims
 - B. Review and Approve Stonegate Claims Totaling \$21,520.90 including EFT Claims
 - C. Review and Approve July 25, 2018 Regular Meeting Minutes
 - D. Review and Accept June 30, 2018 Financial Statements and August 2018 Cash Position Report
 - E. Ratify Approval of Arapahoe Security Quote for New Locks on Tennis Courts

Mr. Urkoski reviewed the Consent Items with the Board. The Board determined to remove the claims from the Consent Agenda and review later in the meeting. Upon a motion duly made by Director J. Reilly, seconded by Director Curnalia, and upon a vote, unanimously carried, the Board approved the Consent Agenda as amended.

DISCUSSION AGENDA

- VI. Financial Items
 - A. Other

None.
- VII. Maintenance Items
 - A. Norris Design Presentation

Mr. Sprague from OLC Designs and Mr. Birkey and Hannon from Norris Design introduced themselves to the Board. They distributed copies of the last layout and Feasibility Study presented in 2016, and noted they have collaborated together to move forward with the District's requests. They stated that there would be an approximate 4% increase added to the amounts discussed in 2016.

Discussion ensued regarding the possibilities of adding a lazy river. The Board asked questions regarding soft costs, pros and cons of building construction done separately from the pool construction. Mr. Sprague suggested phasing the project and hiring a CMGC. He noted bringing a contractor in early would set up for better negotiations as they are more able to work through the process directly with

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the Board's requests. There may be more costs up front for services rendered, but this method helps alleviate confusion among contractors as the project progresses.

The Board decided to hold another meeting with Norris Design and OLC Designs to review further. This meeting will include Eli Schlager from Front Range Recreation. Mr. Urkoski's office will send out an invite for Thursday, September 6, 2018 at CliftonLarsonAllen, LLP, 8390 E. Crescent Pkwy., Ste. 300, Greenwood Village, CO 80111 at 4:00 p.m.

B. Front Range Recreation Pool Update

Mr. Schlager reported that he believes that the leak in the pool was caused by a hole in the west wall. A permit from Douglas County is needed to perform a pressure test and check the wall to determine whether the pipes will hold water pressure. Mr. Schlager hopes to have repairs and inspection completed by September 4th.

Mr. Schlager reminded the Board they have an \$8,000 credit to use towards any repairs. He also informed the Board of the VGB Act that determines the compliance of sump pumps. In reviewing the leak of the pool, he also determined and informed the Board that the main drain sump pump was only 4-5" deep, but is required to be at least 9". The Board inquired the different scenarios of when to begin repairs of the leak and fixing the sump pump requirements.

The Board anticipates the pool remaining closed over the Labor Day weekend for repairs, but hopefully, will extend pool time through an additional two weekends for the season.

C. BrightView Landscaping Update

a. Monthly Maintenance Site Report from BrightView

Ms. Nelson reviewed the report with the Board. She stated she would be presenting the snow removal proposal at the September Board meeting.

Discussion of Hosting a Transplant Party in October was presented. Upon a motion duly made by Director Yoffe, seconded by Director J. Reilly, and upon a vote, unanimously carried, the Board approved BrightView to prepare a flyer for insertion in the Stonegate Newsletter advertising to resident of the event on October 24, 2018 at 10:30 a.m. in Market GreenPark.

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

1. Tree Replacement - \$7,739

Ms. Nelson stated there is a \$4,000 credit to replace trees. Upon a motion duly made by Director Yoffe, seconded by Director J. Reilly,

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and upon a vote, unanimously carried, the Board approved approximately \$3,800 to replace trees along with the \$4,000 credit.

2. Concrete Repair

Ms. Nelson informed the Board there is a section of concrete in need of repair. She stated the cost of this is \$8,700 for delivery, installation and removal. Director J. Reilly asked for a 10% discount.

Upon a motion duly made by Director J. Reilly, seconded by Director Yoffe, and upon a vote, unanimously carried, the Board approved the concrete repair.

D. Review and Consider Approval of Proposals from Lighting Mobile for Tunnel Painting

The Board discussed the different options they needed to consider before asking Lighting Mobile to perform a complete painting of the tunnels. After discussion, the Board asked CLA to reach out to the contractor that painted the life guard shack.

Upon a motion duly made by Director Yoffe, seconded by Director Curnalia, and upon a vote, unanimously carried, the Board approved a not to exceed \$3,000 for painting of the tunnels subject to finding a new vendor.

VIII. Engineering Items

Mr. Urkoski stated he would be inviting Mr. Dickenson with RG Engineers to the September meeting.

IX. Manager's Items

A. SVMD Update

No report.

1. Discuss Meeting with SVMD

No report.

B. GeoLens Demo

Previously discussed.

C. Prairie Dog Corner Ownership and Plans for Clean Up

Mr. Urkoski reported that this corner is owned by the developer, Newland/NNP. He will contact them to request the mowing and spraying of the area.

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D. Security Camera Protocol

Mr. Shannon provided an update regarding the illegal dumping at the clubhouse dumpsters. He stated that Douglas County Sheriff informed him that no crimes were committed. Director K. Reilly stated that the Sheriff's Department informed him that this in fact was illegal. Mr. Shannon reported that CLA had asked Waste Management to replace the current dumpsters with dumpsters that lock. Director K. Reilly offered to have Douglas County Sheriff's office come and speak with the Board on these issues.

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 Instruction Negotiators Related to Community Pool Construction Maintenance Contracting and Funding (if necessary)

Executive Session not necessary.

XI. Director's Items

- A. LPMD Branding – Kevin Reilly

This item was tabled to the September meeting.

- B. Scheduling of 2nd LPMD Stonegate Board Mixer

This item was tabled to the September meeting.

- C. Confirm Next Regular Meeting Date - September 26, 2018.

After discussion and due to conflicting schedules, the Board decided to change the regular meeting schedule to the fourth Tuesday of each month at 5:30 p.m. at the Stonegate Community Room, 10326 Stonegate Parkway, Parker, CO 80134. Ms. Brandenburger will send a meeting appointment for future meetings.

XII. Other Items

- A. Set a Special Meeting

Upon a motion duly made by Director J. Reilly, seconded by Director K. Reilly, and upon a vote, unanimously carried, the Board determined to set a special teleconference meeting on Wednesday, August 29th at 4:30 p.m. to discuss

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payables and the District's contracts. The Board also requested an Executive Session to discuss Management Contract with CliftonLarsonAllen LLP.

XIII. Adjournment

Upon a motion duly made by Director J. Reilly, seconded by Director Curnalia and upon a vote, unanimously carried, the meeting was adjourned at 2:20 p.m.

Respectfully submitted,



Secretary for the Meeting