

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LINCOLN PARK METROPOLITAN DISTRICT  
HELD  
MARCH 26, 2019

A regular meeting of the Board of Directors of the Lincoln Park Metropolitan District was held Tuesday, March 16, 2019 at 5:30 p.m., at Stonegate Village Community Room, 10326 Stonegate Parkway, Parker, CO 80134

Attendance In attendance were Directors:

Jeni Reilly  
Arik Yoffe  
Kevin Reilly  
Warren Robinson (via telephone)

Also in attendance were:  
Patrick Shannon & Paul Wilson; CliftonLarsonAllen LLP  
Eric Keesen, Jessica Morrissey & Jeff Kyzer; BrightView  
Gary Welp; RG & Associates  
Eli Schlagel; Front Range Recreation  
Holly Kamm; Resident

Call to Order  
& Approval  
Of Agenda

Director J. Reilly called the meeting to order at 5:46 p.m. and confirmed a quorum. The Board approved the Agenda as submitted.

Disclosure  
of Potential  
Conflicts  
of Interest

None.

Public  
Comment

None.

**DISCUSSION AGENDA**

IV. Financial Items

A. Review and Accept Cash Position Report

Deferred.

B. Review and Accept December 31, 2019 Financial Statements

Deferred.

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### C. Bill.com Discussion

Mr. Wilson noted that a new bill.com approver is needed to approve bill in bill.com. Director Yoffe will be the new approver. Mr. Wilson stated that CliftonLarsonAllen will provide training for Director Yoffe within the next two weeks.

Upon a motion duly made by Director J. Reilly, seconded by K. Reilly, and upon a vote, unanimously carried, the Board approved Director Yoffe as the bill.com approver.

### V. Maintenance Items

#### A. Front Range Recreation Pool Update

Mr. Schlager presented an update on the pool, presenting names of lifeguards and noted there are two open spots and a manager position to be filled, as noted changes in the agreement for 2019. He discussed timing of pool closing for the season. Director K. Reilly noted that he would like to have an event for residents with entertainment. The Board discussed potential options for events during the summer.

Discussion ensued regarding pool plaster. Mr. Schlager noted that the plaster is ascetic, and the Board asked to schedule replastering for after the pool closes for the season in the fall. Mr. Schlager will look for bids for replastering the pool.

#### B. BrightView Landscaping Update

##### 1. Monthly Maintenance Site Report from BrightView

Ms. Morrissey reviewed with the Board. Director J. Reilly asked about the trash pick up. Ms. Morrissey noted that the crews picked up trash as requested. She also noted that they are continuing to remove trees that were knocked over from the snow storm. Director J. Reilly asked if chipped trees can be used as mulch. BrightView will look at options for mulching removed trees.

Mr. Shannon asked that BrightView provide a list of trees removed for insurance purposes.

##### 2. Review and Consider Approval of Work Order (s)

a. Ratify Tree Stabilization & Anchoring - \$1,200

b. Proposal for Renovations to Bridge and Bed

Ms. Morrissey reviewed the proposal for renovations to the bridge and bed in the main park off of Keystone Blvd. The Board discussed removing the small Hawthorn trees by the bridge with rock or boulders.

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Upon a motion duly made by Director J. Reilly, seconded by K. Reilly, and upon a vote, with Director Yoffe abstaining, the Board passed the motion to approved proposal for renovations to the bridge and bed.

### c. Market Green Clean Up

Ms. Morrissey presented a proposal to clean up Market Green area. This proposal includes cleaning up low growing Junipers, re-defining bed areas and installing hardy perennials in the beds.

Upon a motion duly made by Director J. Reilly, seconded by Director K. Reilly, and upon a vote, unanimously carried, the Board approved the Market Green clean up.

### d. Drainage of Snow and Ice Melt

Mr. Kyzer presented a proposal to address drainage of snow and ice melt along walks throughout the District. The proposal included individual prices for six problem areas to install drains. Director K. Reilly asked about ongoing maintenance of drains after installation. Mr. Kyzer suggested than an annual cleanout be added to the contract in the future. Director K. Reilly suggested putting ice salt on the paths for residents to use on paths as needed. The Board decided to move forward with installing a drain at the east bridge concurrently with the bridge renovation project.

Upon a motion duly made by Director J. Reilly, seconded by Director K. Reilly, and upon a vote, motion passed with Director Yoffe abstaining from the vote, the Board approved the bridge renovation proposal, Market Green proposal, and installation of drain at the east bridge in the park for an amount not to exceed \$35,000.

## C. Discussion of Tennis Court Maintenance and Enhancements – J. Reilly

Deferred.

## VI. Engineering Items

### A. Review Road's Project Proposal, Consider Conditional Acceptance of Same

Mr. Welp reviewed the bids noting that there were five interested bidders, but only one submitted a bid. A-1 Chipseal submitted the lone bid for a total price of \$296,646.20. Director Yoffe asked that management confirm Douglas County will accept the roads upon completion of the project. Director J. Reilly asked that a notice be sent out to townhouse residents informing them of the project, and noting improvements to Market Greens.

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Upon a motion duly made by Director J. Reilly, seconded by Director Yoffe, and upon a vote, unanimously carried, the Board approved the bid submitted by A-1 Chipseal, subject to legal review, and authorizing Mr. Urkoski to sign the notice of award, notice to proceed, and the contract.

### VII. Manager Items

#### A. Review and Consider Approval of Front Range Contract 2019 Services

Upon a motion duly made by Director Robinson, seconded by Director J. Reilly, and upon a vote, unanimously carried, the Board approved the Front Range contract, subject to final legal review.

#### B. Other

Mr. Shannon noted that the District has received complaints from residents regarding fences. The Board decided not to take any action at this time, but will keep this on the radar for a future project.

### VIII. Legal Items

#### A. Review and Consider Approval of Resolution 2019-03-01 Regarding an Amendment to Schedule of Fees and Charges

Upon a motion duly made by Director J. Reilly, seconded by Director Yoffe, and upon a vote, unanimously carried, the Board approved Resolution 2019-03-01 Regarding an Amendment to Schedule of Fees and Charges.

### IX. Director's Items

Confirm Next Regular Meeting Date – April 23, 2019 at 5:30 p.m. at Stonegate Village Community Room

### X. Other Items

None.

### XI. Financial Items and Minutes (Consent Agenda Items)

- A. Ratify February Claims Totaling \$66,737.57 including EFT Claims
- B. Ratify February Stonegate Claims Totaling \$131,045.73 including EFT Claims
- C. Review and Approve Current Claims Totaling \$65,881.47 including EFT Claims
- D. Review and Approve Current Stonegate Claims Totaling \$51,810.09 including EFT Claims
- E. Review and Approve January 22, 2019 Regular Meeting and March 11, 2019 Special Meeting Minutes

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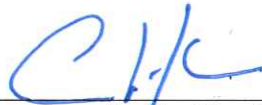
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Upon a motion duly made by Director Yoffe, seconded by Director J. Reilly, and upon a vote, unanimously carried, the Board approved the Consent Agenda items.

### XII. Adjournment

There being no other business to come before the Board, Director J. Reilly adjourned the meeting at 7:28 p.m.

Respectfully submitted,



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Secretary for the Meeting