RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE LINCOLN CREEK METROPOLITAN DISTRICT

Held: Tuesday, June 6, 2023 at 5:00 p.m. via Zoom virtual meeting platform.

Attendance

A special meeting of the Board of Directors of the Lincoln Creek Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their continued qualification to serve on the Board, were in attendance:

John Donovan
Richard Brewer
Ken Rastberger
Christina Reynolds*

Absent: None.

Also present were: Colin B. Mielke, Seter & Vander Wall, P.C; Heather Star, MSI, LLC; Diane Wheeler, Simmons & Wheeler, P.C.; and various members of the public.

[Arrived where indicated*]

Declaration of Quorum

It was noted that a quorum of the Board was present and therefore the meeting of the Board of Directors of the Lincoln Creek Metropolitan District was called to order.

Disclosures

The Board had been previously advised that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosure previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Approval of Minutes

The Board reviewed the minutes for the April 25, 2023 special board meeting. The Board noted that the minutes should be

corrected to remove Jennifer Schmidt as a board member because she had resigned prior to that meeting. After review and discussion, and upon motion made, seconded and unanimously carried, the Board approved the minutes as modified.

Consider Appointment of Grant Platt to Board of Directors

Mr. Grant Platt addressed the Board and expressed his interest in serving on the Board. He described his qualifications and answered questions. Upon motion made, seconded, and unanimously carried, the Board voted to appoint Grant Platt to the Board of Directors for a term ending in May 2025.

Financial Report

Ms. Wheeler presented the Board with financial statements through April 30, 2023. After review and discussion, and upon motion made, seconded and unanimously carried, the Board accepted the report as presented.

[Director Reynolds arrived at this time*]

Director Matters

- Consider Change Order for Pond Maintenance Roadway Proposal – Otto Enterprises

The Board considered a change order for the pond maintenance roadway proposal from Otto Enterprises. Namely, the Board requested that roadway repairs be added to the scope of the proposal, for an increase in the contract amount of $2,879.68; and that the trickle channel also be removed to reduce the contract amount by $7,545.39. After review and discussion, and upon motion made, seconded and unanimously carried, the Board approved the Otto Enterprises change order.

- Ratify Agreement for Backflow Prevention Inspection Services - BrightView

The Board reviewed the backflow prevention testing agreement with Brightview. After review and discussion, and upon motion made, seconded and unanimously carried, the Board ratified the agreement, subject to removing the backflow device that is located within the Villas Metro District.

- Discussion regarding Parking Lot Repair Bid from Otto Enterprises

Director Rastberger updated the Board on his conversations with Otto Enterprises for a bid for parking lot repairs and that he is in the process of obtaining a revised proposal. No action was taken on this item.

- Discussion regarding Irrigation Water Leak

The Board discussed the presence of a leak near the park area, noting that it appears to have started on May 5th. BrightView

	replaced broken valves in the irrigation system, which appears to have stopped the majority of the leak. However, Park Water & Sanitation District has recently informed the District that the system is still leaking 70 gallons per hour, as identified by the meter on Center Pointe Loop. BrightView is researching additional repairs and will coordinate with MSI on repairs.
- Discussion regarding Parking Lot Lease with Parker Core Knowledge ("PCK")	CORE Electric has informed the District is cannot fund parking lot repairs, but is still interested in placing EV charging stations in the parking lot. The Board further discussed the fact that any lease with PCK cannot be exclusive, and discussed more urgent priorities of the District. The Board instructed its consultants to inform PCK that due to other District issues, the lease negotiations need to be put on hold.
- Discuss Proposal for Sidewalk Concrete Repairs	The Board reviewed a proposal for concrete repairs to sidewalks within the District. Director Reynolds updated the Board on the status of concrete disrepair in the District. The Board determined to table action on any concrete repair proposals to a future meeting.
Public Comment	Director Reynolds opened the meeting for public comment. There being no public comment, the public comment period was closed.
Executive Session	At approximately 6:30 p.m., Director Reynolds moved that pursuant to section 24-6-402(4)(b) C.R.S. and upon an affirmative vote of at least two-thirds of the board members present for the motion, the Board enter into executive session for the purpose of receiving legal advice regarding Douglas County District Court Case No. 2022CV30644 between the District and WilliamMrk Homes, LLC and to receive legal advice regarding the District's Declaration of Supplemental Covenants. Upon second and unanimous vote, the Board passed the motion to enter into executive session for the above-stated purposes. The Board reconvened from executive session at approximately 7 p.m. and affirmed that no actions had been taken during executive session.
Adjournment	There being no further business to come before the Board, and

upon motion duly made, seconded and unanimously carried, the meeting was adjourned at approximately 7 p.m.

Grant Platt (Dec 31, 2023 19:50 MST)

Secretary for the Meeting

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Final Audit Report 2024-01-01

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