RECORD OF PROCEEDINGS

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

Held: Tuesday, November 28, 2023 at 5:00 p.m., using the Zoom electronic meeting platform.

Attendance

The annual meeting of the Board of Directors of the Lincoln Creek Metropolitan District was called and held in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

Grant Platt, Treasurer
John "Jack" Donovan, Secretary
Richard Brewer, Director
Ken Rastberger, Director

Absent: None.

Also in attendance 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.

Declaration of Quorum

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

Disclosures

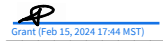
The Board had been previously advised that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at a meeting. It was noted that no official action may be taken at the annual meeting pursuant to Section 32-1-903(6)(a), C.R.S.

Annual Meeting Matters

– Presentation of the Status of the Public Infrastructure Projects within the District

The Board gave a presentation on the status of public infrastructure projects within the District, noting that Cardel is constructing certain improvements that are anticipated to be owned and maintained by the District once completed and inspected by the District. Director Platt noted that the District had notified Cardel of various repairs and replacements that needed to be made prior to acceptance by the District.

– Presentation Regarding Outstanding Bonds	Ms. Wheeler gave a presentation regarding the District's outstanding 2021 bonds.
– Unaudited Financial Statements	Ms. Wheeler presented the September 30, 2023 Unaudited Financial Statements and discussed the financial statements.
Public Question & Answer Session	Members of the public and the Board participated in a question-and-answer session. Christy Reynolds addressed the Board and asked the status of burned out street lights in the community. The Board confirmed that the District has attempted to repair the lights, but the contractor has not been successful in completing the repairs. Some of the lights have been rescheduled for further repairs. Director Platt proposed having an electrical contractor perform street light inspections on a quarterly basis. Ms. Reynolds further asked why the fence at the top of the hill that has blown down has not been replaced. Ms. Star confirmed that she was instructed to hold off on replacement and that she is in the process of obtaining bids to complete the repair. Ms. Reynolds asked about the outcome of the summer water overages. Ms. Star confirmed that the invoice for the total overage was substantially reduced by Parker Water & Sanitation District and that the invoiced amount has been paid. Teri Vogel asked why Rocky Mountain Landscape ("RML") has a snow removal vehicle stored in the community parking lot and stated that it is not aesthetically pleasing to store the vehicle in the parking lot. Director Platt stated that the District agreed to the storage because it will facilitate faster snow removal service by RML. Director Brewer noted that RML provided fast service last winter without needing to store a vehicle within the District. Director Platt confirmed he will research alternatives to storing the vehicle in the parking lot.
Adjournment	There being no further questions, the meeting was adjourned at approximately 5:30 p.m.



Secretary for the Meeting

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Final Audit Report 2024-02-16

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