MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
LINCOLN CREEK METROPOLITAN DISTRICT
HELD
MONDAY, SEPTEMBER 9, 2024

A regular meeting of the Board of Directors of the Lincoln Creek Metropolitan District was convened on Monday, September 9, 2024 at 5:00 p.m. via Zoom virtual meeting platform.

ATTENDANCE

John "Jack" Donovan, Co-President
Ken Rastberger, Co-President
Grant Platt, Secretary/Treasurer

Absent: Rodger Glick, Director (absence excused)

Also present were:
Colin Mielke, Esq., Seter, Vander Wall & Mielke, P.C.
Diane Wheeler, Simmons & Wheeler, P.C.
Donna LaWall, MSI, LLC
Various members of the public

CALL TO ORDER

The meeting of the Board of Directors of the Lincoln Creek Metropolitan District was called to order at 5:00 p.m.

DISCLOSURE MATTERS

The Board had been previously advised that pursuant to Colorado law, certain disclosures by the Board members might be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member affirmed their conflicts of interest, 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

Upon motion made, seconded and unanimously carried, the minutes of the July 16, 2024 special meeting were approved as presented.

FINANCIAL MATTERS/PAYMENT OF CLAIMS

Ms. Wheeler presented the District's financial report for the period ending July 31, 2024. Upon motion made, seconded and unanimously carried, the financial report was accepted as presented.

DIRECTOR MATTERS

Resignation of Director Brewer / Appointment of New Director / Board Officers
The Board acknowledged the resignation of Director Brewer, confirming receipt of his written resignation as of August 29, 2024. The Board discussed the process for filling the Board vacancy, requesting the District manager to send out notice to the community and to place the matter on the next meeting agenda. The Board further determined to table discussion regarding Board officers to the next meeting.

MANAGER REPORT

Ms. LaWall presented the manager's report.

ARC Committee Discussion
Ms. LaWall confirmed that the ARC Committee consists of Directors Rastberger and Glick.

Discussion regarding Rocky Mountain Custom Landscape Contract
Director Rastberger requested that Rocky Mountain Custom Landscape be notified that the community has too many weeds and that they should be removed more frequently. The Board discussed increasing the weeding services in the existing agreement with Rocky Mountain Custom Landscape, and Director Platt stated that the agreement already adequately covers weeding services.

Discussion regarding District Rules and Regulations
The Board discussed the possibility of updating the District's guidelines to clarify parking is not allowed in the rocks next to driveways, and further clarify the limitations on pergolas to only be allowed if temporary. The Board requested legal counsel review the existing covenants and confirm existing restrictions before considering additional clarifications.

LEGAL MATTERS

Pet Scoop Waste Station Maintenance Contract
The Board reviewed the services agreement with Pet Scoop for pet waste station maintenance. Upon motion made, seconded and unanimously carried, the Board ratified the agreement as presented.

MSI Services Agreement for 2024-2025
The Board reviewed the services agreement from MSI, LLC for management services during 2024-2025. Upon motion made, seconded and unanimously carried, the Board approved the agreement as presented.

Environmental Designs – Russian Olive Tree Removal
The Board reviewed a proposal from Environmental Designs for Russian Olive Tree removal. After discussion, and upon motion made, seconded and unanimously carried, the Board approved the proposal as presented.

Consider Increase in Board President Spending Authority
The Board discussed the existing $800/month cap on the Board President's authority to expend District funds on District-related work, and the desire to increase the cap to $1,000/month. After discussion, and upon motion made, seconded and unanimously carried, the Board approved the increase to $1,000/month total in expenditures.

Consider Payment Plan for 6874 Longpark Drive
The Board considered a request for a payment plan for past due amounts for 6874 Longpark Drive. After discussion, and upon motion made, seconded and unanimously carried, the Board approved the payment plan and authorized MSI and the District's collections law firm to implement the payment plan.

Discussion regarding 6898 Longpark Drive
The Board discussed past due amounts for 6898 Longpark Drive. Ms. LaWall confirmed she will send the Board members the collection attorney's status letter and the Board agreed to research this property further. Mr. Mielke agreed to analyze the collections options in light of new legislation.

OTHER MATTERS

Maintenance Proposals
The Board reviewed various proposals for maintenance activities throughout the District. The Board determined to table action on an irrigation proposal for valve replacements in the Cardel community at this time.

The Board discussed a proposal from Otto Enterprises to remove duckweed from District ponds for an amount of $1,200. Upon motion made, seconded and unanimously carried, the Board approved the proposal.

The Board reviewed a proposal for valve removal at Pine Lane in the amount of $1,050. Upon motion made, seconded and unanimously carried, the Board approved the proposal.

Consider Landscape and Snow Removal Proposals
The Board reviewed and discussed proposals for landscape and snow removal services from (1) Environmental Designs, (2) Double Eagle, and (3) Otto Enterprises. After review and discussion, and upon motion made, seconded and unanimously carried, the Board approved entering into a landscape and snow removal services agreement with Environmental Designs for 2024-2025. Ms. LaWall confirmed she will schedule a kickoff meeting with the contractor in the next couple months. Director Platt noted that he would like to see weeding throughout the community made a priority and clearly identified in the contract.

PUBLIC COMMENT

The Board opened the meeting for public comment.

Ms. Pamela Boscoe requested that plants be removed from the Lincoln Creek entrance. Director Rastberger noted that he is performing a survey of plant replacements throughout the community. Ms. Boscoe further requested that 2024 minutes be placed on the District's website, and the Board agreed to post the 2023 and 2024 minutes on the website, and to continue posting meeting minutes going forward.

Mr. Gabina Loveday requested that the District reduce the number of times native areas are mowed within the community. Director Donovan confirmed that native areas were mowed four times in 2024, and that the plan is to reduce mowing of native areas to three times in 2025. Director Platt recommended that there still be a five-foot beauty band mowed between the frisbee golf holes.

Mr. Corey Schmidt asked where the drip lines in the Cardel community are located, and Director Rastberger confirmed that they are not hooked up. Mr. Schmidt suggested that community members be allowed to perform simple irrigation repairs on the District's infrastructure. Mr. Schmidt noted that two trees near Colony Loop appear to be dying. Director Rastberger noted that he has inspected those trees and they appear to be surviving. Mr. Schmidt also asked for updates on dead grass and weeds in the community, asked if Rocky Mountain Custom Landscape would correct areas he felt were poorly maintained, and recommended that sprinkler blowouts occur before the first freeze to avoid damage to the District's irrigation system.

ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made and unanimously carried, the meeting was adjourned at 6:50 p.m.

/s/ _____
Secretary for the Meeting