

LINCOLN CREEK METROPOLITAN DISTRICT ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

FEBRUARY 25, 2016

CALL TO ORDER

The meeting was called to order at 2:02 p.m. Board Members in attendance were Chuck Vogel, Jay Bakke, Robert Swinney, and Pamela Boscoe. In attendance from MSI, LLC were Andre Takacs, Jim Whatton, and Ray Juan.

OPEN FORUM/GUESTS

No homeowners or guests were in attendance.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest; therefore, the meeting continued.

APPROVAL OF AGENDA

The Agenda was approved as presented.

APPROVAL OF PREVIOUS MINUTES

The minutes from the October 29, 2015 Board meeting were approved as written and signed by the Board. MSI will provide the Board signed copy of the minutes and other signed documents to legal counsel.

MANAGER'S REPORT

Maintenance Log – The Maintenance log was reviewed by the Board.

Covenant Violations – There was no Violations Log to review.

EMAIL RATIFICATIONS

There were no email decisions to ratify at the meeting.

OLD BUSINESS

There was no old business to discuss at the meeting.

NEW BUSINESS

- Item: 2015 Budget Review
 - Discussion/Summary: The Board reviewed and discussed the ending 2015 Budget.
 - Board Decision: No decision was made as a result of the meeting.
 - Action: No action was taken as a result of the meeting.

- Item: January 2016 Financial Recap
 - Discussion/Summary: The Board reviewed and discussed the 2016 financial recap.
 - Board Decision: No decision was made as a result of the meeting.
 - Action: No action was taken as a result of the meeting

- Item: Damaged Fence Update
 - Discussion/Summary: MSI provided an update on the damaged pillars and railings alongside Pine Drive due to a vehicle accident. A Douglas County police report was obtained and passed along with photos to the insurance claims adjuster from the driver's insurance agency. Western provided a proposal to remove five heavily damaged pillars and attached railings and replace them with double wooden split rail fencing as a more cost effective solution should there be another vehicle accident in the future.
 - Board Decision: The Board approved and signed the proposal.
 - Action: MSI will forward the Board signed proposal to Western.

- Item: Property Insurance Coverage
 - Discussion/Summary: The Board discussed adding property insurance coverage to the District property.
 - Board Decision: The Board decided to table this and look at it again after further development in the community occurs.
 - Action: No action was taken as a result of the meeting

- Item: Status of Developers
 - Discussion/Summary: Chuck Vogel provided an update to the Board regarding the developers in the community. Cardel is starting on lot #1 with duplexes and will be moving forward with townhomes in lot #14 and lot #9. There will potentially be a new entrance along Lincoln St. These new developments could potentially be annexed into the District. The District is in communication with Century, a home developer, to potentially develop single family homes in the community.
 - Board Decision: No decision was made as a result of the meeting.
 - Action: No action was taken as a result of the meeting

- Item: Status of Proposed Re-zoning
 - Discussion/Summary: Chuck Vogel discussed a proposed rezoning to allow development of apartments in the neighboring land. Neighbors and the Board are doing their due diligence to prevent the rezoning from occurring.
 - Board Decision: No decision was made as a result of the meeting.
 - Action: No action was taken as a result of the meeting

- Item: Reminder on Election Proposal
 - Discussion/Summary: The Board reviewed the enclosed documents provided by legal counsel regarding Board member elections.
 - Board Decision: The Board approved having the March election meeting canceled. All three of the current Board members with expiring terms wish to continue on the District Board of Directors and due to the fact that there are no other candidates, the Board signed the resolution.
 - Action: MSI will send the Board signed resolution to legal counsel for official records.

- Item: Landscape Irrigation Proposal
 - Discussion/Summary: The Board reviewed an irrigation proposal from Rocky Mountain Custom Landscape for repairing irrigation related items.
 - Board Decision: The Board approved the proposal and signed it.
 - Action: MSI will notify the contractor of the Board's decision.

- Item: Project Calendar
 - Discussion/Summary: The Board received a 2016 Project Calendar for upcoming important events.
 - Board Decision: There was no decision as a result of this meeting.
 - Action: MSI will reach out to Rocky Mountain Custom Landscape to coordinate a spring walkthrough during on a weekday with any Board members that can make it as well as MSI. Chuck mentioned that Tuesdays do not work with his schedule.

- Item: Pet Waste Removal
 - Discussion/Summary: The Board reviewed several pet waste removal service proposals from different vendors as well as replacing a pet waste station dispenser from the current pet waste removal vendor, Pet Scoop.
 - Board Decision: The Board approved the replacing a pet waste station dispenser near the single family homes.
 - Action: MSI will inform Pet Scoop about the Board's decision.

- Item: Other Business Items
 - Discussion/Summary: Chuck Vogel brought an additional idea communicated with Rocky Mountain Custom Landscape on landscape improvements near the center of the community with a list of items.
 - Board Decision: The Board asked MSI to have Rocky Mountain Custom Landscape provide a proposal that excluding lilies or any other material that would attract deer or other wildlife from eating it. The Board also asked MSI to determine what is being cleaned up in the community.
 - Action: MSI will reach out to Rocky Mountain Custom Landscape for the proposal to be forwarded to the Board for review as well as find out what exactly is being cleaned up in the community.

NEXT MEETING DATE/LOCATION

The next Board meeting will take place on April 28, 2016 at 2:00 p.m. at the MSI Centennial office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:57 p.m.


4/28/2016

APPROVED