

LINCOLN CREEK METROPOLITAN DISTRICT, INC.

BOARD OF DIRECTORS MEETING MINUTES

OCTOBER 25, 2017

CALL TO ORDER

The meeting was called to order at 1:58 p.m. Board Members in attendance were Chuck Vogel, David Dunn, Robert Swinney, Pamela Boscoe, and Jay Bakke. In attendance from MSI, LLC was Savannah Antonelli.

OPEN FORUM

There were no homeowners in attendance.

APPROVAL OF PREVIOUS MINUTES

There were no minutes approved at the meeting.

MANAGER'S UPDATE

Financials – The Board reviewed the September 30, 2017 financials in detail. The Board asked that MSI follow up with Monica regarding the MSI invoice from 10/1/2017.

Covenant Violation Log – The Board reviewed the violation log. After all questions were answered, the meeting continued.

NEW BUSINESS

- Item: FY2018 Budget
 - Discussion/Summary: The Board discussed the FY2018 budget in detail.
 - Board Decision: After discussion a motion was made, seconded, and approved to go forward with the FY2018 Budget.
 - Action: MSI will process the budget accordingly.

- Item: Landscape Contract
 - Discussion/Summary: The grounds/snow removal contract with Rocky Mountain was reviewed.
 - Board Decision: After discussion, a motion was made, seconded, and approved to ratify the 2017-2018 grounds/snow removal contract.
 - Action: MSI will process the contract accordingly.

- Item: Rules & Regulations (fence)
 - Discussion/Summary: The rules and regulations surrounding the retaining wall and perimeter fence was discussed in detail.
 - Board Decision: The Board would like to ensure every homeowner knows that they are responsible for both the retaining wall and fence around their property once they own their home.
 - Action: No action was required as a result of the meeting.

- Item: Holiday Lighting
 - Discussion/Summary: The Board discussed the holiday lighting changes from last year to this year.
 - Board Decision: No decision was necessary.
 - Action: No action was required as a result of the meeting.

- Item: Dogs Off Leash
 - Discussion/Summary: The Board discussed dogs in the community seen off leash.
 - Board Decision: The Board decided to monitor the situation and hold off on any action until further notice.
 - Action: No action was required as a result of the meeting.

- Item: Playground Equipment Insurance
 - Discussion/Summary: The Board discussed if extra insurance/warranty is necessary on their playground.
 - Board Decision: After discussion, a motion was made, seconded, and approved to not get extra insurance/warranty for the playground.
 - Action: No action was required as a result of the meeting.

- Item: Weathertrak Invoice
 - Discussion/Summary: The Board discussed purchasing five years of service and getting a 5% reduction.
 - Board Decision: After discussion, a motion was made, seconded, and approved to purchase five years for \$5,580.
 - Action: MSI will notify Marie of the decision.

- Item: New President Transition
 - Discussion/Summary: The Board discussed a new president taking over in May 2018 and buying a laptop for the district to use.
 - Board Decision: After discussion, a motion was made, seconded, and approved to purchase a laptop to transfer all files.
 - Action: The Board will purchase a laptop for the file transfer.

- Item: Bond Holder Conversation
 - Discussion/Summary: Chuck discussed the conversation he had with the bond holder for the community.
 - Board Decision: The Board discussed potential to drop the bond by 2%.

- Action: Chuck will continue to work with the bond holder on this item.
- Item: County Meeting on Parks
 - Discussion/Summary: Chuck discussed the meeting held with the county regarding the park fees.
 - Board Decision: No decision was necessary at the meeting
 - Action: No action was required as a result of the meeting.
- Item: Holiday Dinner
 - Discussion/Summary: The Board discussed their annual holiday dinner to be held this year.
 - Board Decision: After a discussion, Pamela will work with Lynda Dunn on scheduling a place and sending out notice. \$3,000 was approved for this dinner.
 - Action: Pamela will organize the dinner.

OTHER BUSINESS

- Item: Design Review Process
 - Discussion/Summary: The Board discussed the design review process and how it is operating.
 - Decision: The Board decided to have all design review requests to come through MSI.
 - Action: No action was required as a result of the meeting.
- Item: D.R Horton
 - Discussion/Summary: The Board discussed a letter that was received from Melody Properties regarding storage of supplies and model homes.
 - Board Decision: After discussion, a motion was made, seconded, and approved to allow Melody Properties to store their supplies on lot 9 and approve the model homes and signs.
 - Action: Melody will be notified of the Board's decision.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 3:35 p.m.