

LINCOLN CREEK METROPOLITAN DISTRICT, INC.

BOARD OF DIRECTORS MEETING MINUTES

OCTOBER 25, 2018

CALL TO ORDER

The meeting was called to order at 2:00 p.m. Board Members in attendance were Chuck Vogel, David Dunn, Pamela Boscoe, Derek Atkinson, and Dennis Despres. In attendance from MSI, LLC was Jim Whatton and Amber Ries.

OPEN FORUM

There were no homeowners in attendance.

GUESTS

There were no guest speakers in attendance.

APPROVAL OF PREVIOUS MINUTES

The minutes from the August 23, 2018 Board of Directors meeting were approved and signed as written.

CONFLICTS

No conflicts of interest disclosed by the Board at this time.

BUSINESS

- Item: 2018 Budget Through September 2018
 - Discussion/Summary: The Board discussed the 2018 Budget and Financials in detail.
 - Board Decision: No decision was made at the meeting.
 - Action: No action required.

- Item: 2019 Budget
 - Discussion/Summary: The Board reviewed the 2019 Budget.
 - Board Decision: After a discussion, a motion was made, seconded, and approved to approve the 2019 Budget.
 - Action: MSI will send the 2019 Budget to Legal.

- Item: Legal Documents- Budget
 - Discussion/Summary: The Board reviewed the Legal Documents for the 2019 Budget.
 - Board Decision: After a discussion, a motion was made, seconded, and approved to approve the Legal documents for the 2019 Budget.
 - Action: MSI will send the Legal Documents for the 2019 Budget to Legal.

- Item: Park Improvement Plan
 - Discussion/Summary: The Board discussed all completed items for the Park Improvement Plan.
 - Board Decision: The Park Improvement Plan has been completed.
 - Action: No action required.

- Item: Holiday Light Plan
 - Discussion/Summary: The Board reviewed the proposal from Rocky Mountain Custom Landscapes for Holiday Lights in detail.
 - Board Decision: After a discussion, a motion was made, seconded, and approved to approve the proposal from Rocky Mountain Custom Landscapes.
 - Action: MSI will notify the contractor of the Board's decision.

- Item: Lincoln Creek Holiday Party
 - Discussion/Summary: The Board discussed having a holiday party.
 - Board Decision: After a discussion, the Board decided no holiday party for this year.
 - Action: No action required.

- Item: ARC
 - Discussion/Summary: There are no open Design Review Requests at this time.
 - Board Decision: No decision was needed at this meeting.
 - Action: No action required.

NEW BUSINESS

- Item: Delinquency
 - Discussion/Summary: The Board discussed a delinquent homeowner at 11755 Crestop Way, Unit # A.
 - Board Decision: After a discussion, The Board decided to table this item for one more month.
 - Action: MSI will notify the Attorney of the Board's decision. The Board will be in contact with Russ Woods to see if the homeowner has a delinquent status with Aspen Brook Homeowners Association.

- Item: FASTSIGNS Quote
 - Discussion/Summary: The Board discussed the one-way signs.

- Board Decision: After a discussion, a motion was made, seconded, and approved to approve the quote for FASTSIGNS not to exceed \$500.00, change the size to 24 X 36 and the writing on the sign to say “Vehicles Going the Wrong Way Will Be Fined.”
 - Action: MSI will notify FASTSIGNS of the Board’s decision and order the signs.
- Item: William MRK Fence Staining
- Discussion/Summary: The Board discussed the William MRK Fence Staining.
 - Board Decision: William MRK must finish staining the fences. If not completed the District will put a blanket lien on all unsold homes.
 - Action: MSI will provide to the Board a list of all fences that still need to be stained. The Board will send a letter to William MRK notifying them of the Board’s decision.
- Item: New Community Manager
- Discussion/Summary: Amber Ries was introduced to the Board as their new Community Manager.
 - Board Decision: No decision was needed at the meeting.
 - Action: No action required.
- Item: Fencing
- Discussion/Summary: The Board discussed the 4’ fencing.
 - Board Decision: After a discussion, a motion was made, seconded, and approved to approve the 4’ fences for Colony Loop only.
 - Action: No action required.
- Item: Construction Parking Signs
- Discussion/Summary: The Board discussed construction vehicles parked on Colony Loop.
 - Board Decision: After a discussion, the Board wants two signs saying “No Construction Traffic or Parking”. The Board approved signs at a cost not to exceed \$300.00.
 - Action: MSI will order these signs.
- Item: Sprinkler Blowouts
- Discussion/Summary: The Board discussed the homeowners that have not blown out their sprinklers.
 - Board Decision: After a discussion, the Board wants letters to go out to the homeowners.
 - Action: MSI will send the letter.
- Item: Communication
- Discussion/Summary: The Board discussed communication with homeowners.

- Board Decision: After a discussion, the Board wants proposals for an electronic sign. The Board also wants MSI to send a letter directing Homeowners to update their information on the website.
- Action: MSI will send the proposals to the Board upon receipt. MSI will send out a letter to all homeowners.

NEXT MEETING

The next meeting is February 21, 2019 at MSI beginning at 2 p.m.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 3:10 p.m.