

# **LINCOLN CREEK METROPOLITAN DISTRICT, INC.**

## **BOARD OF DIRECTORS MEETING MINUTES**

**February 21, 2019**

### **CALL TO ORDER**

The meeting was called to order at 1:57 p.m. Board Members in attendance were Chuck Vogel, David Dunn, Pamela Boscoe, Derek Atkinson, and Dennis Despres. In attendance from MSI, LLC was Amber Ries.

### **OPEN FORUM**

There were no homeowners in attendance.

### **GUESTS**

Tony Nazareus from DR Horton came to discuss with the Board lots 11, 12, 15 and 16. The lot size and elevation can only fit the Larimer model. After a discussion, a motion was made, seconded, and approved lot 11, 12, 15 and 16 to have the Larimer plan with elevation A and C for each two-home block with four different colors.

### **APPROVAL OF PREVIOUS MINUTES**

The minutes from the October 25, 2018 Board of Directors meeting were approved and signed as written.

### **OLD BUSINESS**

- Item: Year-End Financials and February 2019 Financials
  - Discussion/Summary: The Board discussed the year-end and February 2019 financials in detail.
  - Board Decision: No decision was made at this meeting.
  - Action: No action required.
  
- Item: Violation Log
  - Discussion/Summary: The Board discussed the violation log in detail.
  - Board Decision: The Board requested that MSI send an email to the Board after inspections with any findings.
  - Action: No action required.
  
- Item: Builder Updates
  - Discussion/Summary: The Board discussed DR Horton selling 26 homes to date with the first closing at the end of March 2019. The common area facing Parker

North and all common areas in that home section for the green belt in the DR Horton area needs to be added to the snow removal and landscape maintenance. The Board also discussed the drainage retention area.

- Board Decision: After a discussion, the Board wants MSI to set up a walk through with Rocky Mountain Custom Landscaping to add the DR Horton common areas for snow removal and landscaping. The Board also decided to add mowing the retention area twice a year and also trash pickup.
- Action: MSI will set up a meeting with the Board and Rocky Mountain Custom Landscaping to address the DR Horton common areas for the second week in March. During the meeting the Board wants to discuss the trash pick-up.

➤ Item: ARC

- Discussion/Summary: There was no discussion at meeting and there are zero pending Design Review Request.
- Board Decision: No decision needed.
- Action: No action required.

➤ Item: William MRK Fence Staining

- Discussion/Summary: The Board discussed the fence staining with the wrong color stain for a homeowner (account # 1122002711).
- Board Decision: After a discussion, a motion was made, seconded, and approved to close this homeowner's violation and relay to the homeowner that in the future when they re-stain the fence it must be done the correct color.
- Action: MSI will close the violation and notify the homeowner of the Board's decision.

➤ Item: Communication

- Discussion/Summary: The Board discussed communication with homeowners. The Board wants proposals for an electronic sign.
- Board Decision: This item was tabled pending MSI providing proposals for the monument sign.
- Action: MSI will send the proposals to the Board upon receipt.

## **NEW BUSINESS**

➤ Item: Lighting

- Discussion/Summary: The Board informed MSI that street light # 6 and 12 are out. The Board also requested to have Falch & Falch replace the lights at the front sconces and bridge with LED. It was noted that this cannot be done without rewiring all lights to bypass the ballast and install new fixtures.
- Board Decision: The Board asked MSI to place a work order with Radiant Lighting to fix light # 6 and 12. The Board also requested MSI to obtain a proposal from Radiant Lighting to rewire the front sconces (two on each side of the road at both entrances) and bridge lights to LED.
- Action: MSI will place a work order and request a proposal with Radiant Lighting.

- Item: Hard Prune Proposal
  - Discussion/Summary: The Board discussed the hard prune proposal from Rocky Mountain Custom Landscape in the amount of \$3,997.00.
  - Board Decision: After a discussion, a motion was made, seconded, and approved to decline the proposal from Rocky Mountain Custom Landscape
  - Action: MSI will notify the contractor of the Board's decision.
  
- Item: Insurance
  - Discussion/Summary: As MSI needed clarification on the insurance coverage for the property portion, this matter was discussed.
  - Board Decision: After all questions were answered the meeting continued. The Board was aware of the lack of property coverage in the Association's insurance policies and will continue with this decision.
  - Action: No action for MSI required.
  
- Item: One-Way Signs
  - Discussion/Summary: The Board discussed the one-way signs.
  - Board Decision: After a discussion, a motion was made, seconded, and approved to reorder new signs with a stronger option, if not an option, just reorder signs and have Falch & Falch come up with a way to strengthen the signs.
  - Action: MSI will contact Falch & Falch and/or order signs as directed.
  
- Item: One-Way Violations
  - Discussion/Summary: The Board discussed how the Builders are violating the one-way signs causing a hazard.
  - Board Decision: After a discussion, a motion was made, seconded, and approved to send a letter to all the Builders notifying them the fines are now \$100.00 and must be paid within 30 days if not paid within 90 days, a lien will be filed on the model home property. The Board requested MSI inform the Board of how many fines for each Builder and the amounts each have paid in fines.
  - Action: MSI will write a new fine violation letter to be mailed to the Builders. MSI will also inform the Board of current status of all fines and put in place a way to track fines.
  
- Item: Electrical Boxes
  - Discussion/Summary: The Board discussed the electrical boxes and the peeling paint.
  - Board Decision: After discussion, the Board asked MSI to have Falch & Falch provide a bid for painting all 7 of the electrical boxes on property.
  - Action: MSI will obtain a bid from Falch & Falch.

## **NEXT MEETING**

The next meeting is April 25, 2019 at MSI beginning at 2 p.m.

## **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 3:05 p.m.