

LINCOLN CREEK METROPOLITAN DISTRICT ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

JUNE 26, 2014

CALL TO ORDER

The meeting was called to order at 2:03 p.m. Board Members in attendance were Chuck Vogel, Jay Bakke, Robert Swinney, Pam Boscoe and David Dunn. In attendance from MSI, LLC was Andrew Koplitz.

APPROVAL OF AGENDA

The Agenda was approved by the Board.

APPROVAL OF PREVIOUS MINUTES

The minutes from the March 27, 2014 Board meeting were approved.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

This was reviewed and completed by Robert Swinney as part of his election to the Board.

MANAGER'S UPDATE

Financials – The financials were reviewed and approved by the Board.

Delinquencies – There are no delinquent accounts.

Attorney Status Report – There are no accounts with the attorney.

Work Orders – There are no work orders open.

Covenant Violations – No violations were observed.

OLD BUSINESS

- Item: Picnic Shelter
 - Discussion/Summary: The picnic shelter has been installed and the community is pleased with the work and shelter.
 - Board Decision: No decision was required at the meeting.
 - Action: No action was required as a result of the meeting.

- Item: Brick Column Repair
 - Discussion/Summary: MSI stated the brick column repairs have been completed.
 - Board Decision: No decision was required at the meeting.
 - Action: MSI will contact Jason with Western Construction Maintenance to obtain invoices for the work.

NEW BUSINESS

- Item: Removal of David Bartholomew from Board
 - Discussion/Summary: David has moved from the community and will no longer serve on the Board.
 - Board Decision: The Board approved David Bartholomew's removal from the Board.
 - Action: MSI has updated the information internally and on the community website.

- Item: Appointment of Robert Swinney to the Board
 - Discussion/Summary: The Board welcomed Robert as a new member of the Board, and Robert completed the necessary paper work.
 - Board Decision: No decision was required at the meeting.
 - Action: MSI will provide legal documents to District's legal counsel.

- Item: Appointment of David Dunn as Secretary
 - Discussion/Summary: The Board discussed appointing David as secretary.
 - Board Decision: The Board approved appointed David as secretary.
 - Action: MSI has updated the information internally and on the community website.

- Item: Review of Budget
 - Discussion/Summary: The Board reviewed the budget for the remainder of the year.
 - Board Decision: The Board has decided to withhold money that will cover the Western Construction Maintenance work already done from the budget.
 - Action: No action was required as a result of the meeting.

- Item: Aspen Brook/Olympia Punch List
 - Discussion/Summary: Olympia was provided a punch list by Lincoln Creek of items that need to be completed before completing construction.
 - Board Decision: The Board reviewed the punch list and agreed with the requirements.
 - Action: MSI will continue to follow up on the punch list items.

- Item: Lot 9 Developer Meeting
 - Discussion/Summary: The potential development on lot 9 fell through due to the request made by Lincoln Creek Metro District not to build rental units in the community.
 - Board Decision: No decision was required at the meeting.
 - Action: No action was required as a result of the meeting.

- Item: Single Family Homes and Change in Alley Way to Tract L
 - Discussion/Summary: The developer for lots 1 and 14 presented a plan for single family homes that includes a change to the plot development for single family homes alley way to Tract L.
 - Board Decision: The Board approved the change to Tract L as well as the plan for the single family homes.
 - Action: No action was required as a result of the meeting.

WEBSITE ITEMS

Updated Board members for Lincoln Creek Metropolitan District.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 3:20 p.m.