

LINCOLN CREEK METROPOLITAN DISTRICT ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

MARCH 26, 2015

CALL TO ORDER

The meeting was called to order at 2:07 p.m. Board Members in attendance were Chuck Vogel, Jay Bakke, Robert Swinney, and Pam Boscoe. In attendance from MSI, LLC was Andre Takacs.

OPEN FORUM

No homeowners were in attendance.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The Board disclosed potential conflicts of interest.

APPROVAL OF AGENDA

The Agenda was approved as presented.

APPROVAL OF PREVIOUS MINUTES

The minutes from the October 23, 2014 Board meeting were approved as written and signed by the Board. The minutes from the March 11, 2015 Architectural Review Committee minutes were also approved as written and signed by the Board.

MANAGER'S REPORT

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

Delinquencies – Delinquencies were reviewed by the Board.

Maintenance Log – The Maintenance log was reviewed by the Board. Work Order 2015-945-00004 has been completed and will be closed.

Covenant Violations – The violation log was reviewed by the Board. Violation 2014-945-00001 has been resolved and will be closed. MSI will reach out to the resident regarding violation 2014-945-00002.

EMAIL RATIFICATIONS

There were no email decisions in need of ratification at the meeting.

OLD BUSINESS

There was no Old Business to discuss at the meeting.

NEW BUSINESS

- Item: Review/Sign Checks
 - Discussion/Summary: The Board reviewed and invoices and checks in detail.
 - Board Decision: The Board signed the checks and asked MSI to mail the checks.
 - Action: MSI will mail the checks.

- Item: February 2015 Forward Financial Review
 - Discussion/Summary: Enclosed in the Board packet was the February financials for Board review and discussion.
 - Board Decision: The Board decided to have Rocky Mountain Custom Landscapes continue to provide mowing based on their current contract with the Association.
 - Action: No action was taken as a result of the meeting.

- Item: Park Improvement Fund Fee for New Building Permits
 - Discussion/Summary: The Board reviewed and discussed the 2015 Resolution authorizing the Lincoln Creek Metropolitan District Park improvement fee program.
 - Board Decision: The Board would like to setup a park improvement fund fee for new building permits to fund a new community playground. The Board decided to keep the monthly Lincoln Creek Metro District Association assessment at \$131.00. The Board also asked MSI to determine what Rocky Mountain Custom Landscapes would charge homeowners if they would be directly billed for snow removal of their driveways while still have main sidewalks and streets covered by the Association.
 - Action: The Board signed the 2015 Resolution authorizing the Lincoln Creek Metropolitan District Park improvement fee program and Management will forward a copy to legal counsel. MSI will contact Rocky Mountain Custom Landscapes in inquire what they would charge homeowners if they would be directly billed for snow removal of their driveways while still have main sidewalks and streets covered by the Association.

- Item: Landscaping Deposits
 - Discussion/Summary: The Board reviewed the email and sample landscape deposit agreements by Classic Homes as an alternative to requiring the builder to install landscaping. Also enclosed was an email from legal counsel providing input.
 - Board Decision: The Board decided to still require builders to provide landscaping per the requirements that were emailed out.
 - Action: MSI will produce an email response that will be sent to Classic Homes stating the Board's decision.

- Item: Review of Future Budgets with Single Family Homes and Impacts
 - Discussion/Summary: The Board reviewed future budgets with single family homes and impacts.
 - Board Decision: No decision was required at the meeting.

- Action: No action was required as a result of the meeting.
- Item: Passing of Future Budget Builds to MSI/Simmons
 - Discussion/Summary: The Board discussed passing future budget builds to MSI/Simmons.
 - Board Decision: No decision was required at the meeting.
 - Action: No action was required as a result of the meeting.
- Item: Reconsidering 126 and 621 “A” Elevations
 - Discussion/Summary: The Board reviewed an email and applicable layouts for the 126 and 621 “A and B” elevations provided by Classic Homes.
 - Board Decision: The Board approved both the 126 and 621 “A and B” elevations as provided to be built in the community.
 - Action: MSI will email Classic Homes stating the Board’s decision.
- Item: Lot Line Changes to 40’ Lots
 - Discussion/Summary: The Board discussed and reviewed the option to re-plot the 40’ lot lines in the community.
 - Board Decision: The Board decided to allow lot 13 to be replatted to a 45’ lot.
 - Action: MSI will email Classic Homes stating the Board’s decision.
- Item: Pine Drive Damage Update
 - Discussion/Summary: The Board was updated regarding the accident that damaged pillars and railings alongside Pine Drive.
 - Board Decision: No decision was required at the meeting.
 - Action: MSI will work with the insurance claims adjuster and relay any communications to the Board.
- Item: Spring Walkthrough
 - Discussion/Summary: The Board discussed a date, time, and location for a spring walkthrough.
 - Board Decision: The Board stated they are available most weekdays in April, excluding Tuesdays.
 - Action: MSI will send an email to Rocky Mountain Custom Landscapes inquiring when they would be available for a spring walkthrough with the Board.
- Item: Pet Waste Signs
 - Discussion/Summary: The Board reviewed two quotes by Denver Custom Signs to produce and install six custom aluminum reflective pet waste signs and supporting poles.
 - Board Decision: The Board approved having the 18” X 12” custom pet waste signs ordered and installed.
 - Action: MSI will order the custom pet waste signs and coordinate with Denver Custom Signs and the Board to determine where the signs will be installed and which direction signs will face including locating so no underground pipes, sprinklers, etc. are damaged.
- Item: Inspection and Copying of Association Records

- Discussion/Summary: The Board reviewed the Inspection and Copying of Association Records. Legal counsel stated that this document is “inapplicable because the HOA is effectively gone” and it does not apply to metropolitan district.
- Board Decision: No decision was required at the meeting.
- Action: No action was required as a result of the meeting.

NEXT MEETING DATE/LOCATION

The next Board meeting will take place on June 25, 2015 at 2:00 p.m. at the MSI Centennial office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 3:17 p.m.