

# LINCOLN CREEK METROPOLITAN DISTRICT, INC.

## BOARD OF DIRECTORS SPECIAL MEETING MINUTES

May 22, 2020

### CALL TO ORDER

The meeting was called to order at 9:01 a.m. Board Members in attendance were David Dunn, Pamela Boscoe, Jim Ballard and Christy Reynolds. In attendance from MSI, LLC was Diana Jansen.

### NEW BUSINESS

- Item – Landscaping Proposals
  - Discussion – The Board discussed and compared two bids from Rocky Mountain Proposal and Emerald Isle Proposal for landscape improvements throughout the District. The Board decided to use Emerald Isle to complete needed improvements.
  - Decision – It was motioned, seconded, and received unanimous consent to hire Emerald Isle to complete landscaping improvements for \$35,352.
  - Action – MSI will notify Emerald Isle of the Board’s decision.
  
- Item – MSI Bid for Payables
  - Discussion – A general discussion about the pros and cons of moving the accounts payable to MSI was discussed.
  - Decision – The Board would like a meeting with MSI’s CEO to better understand how this would look like for a metro district.
  - Action – The Community Manager will reach out to MSI management to set up a time for discussion about this increased financial service.
  
- Item – Architectural Controls and Violations
  - Discussion – A general discussion about what the covenants say about violations for flags and architectural controls occurred. The Board would like legal guidance on what the covenants say about flower boxes being erected over the electrical boxes, and how to deal with flags in the neighborhood.
  - Decision – It was motioned and seconded for the property manager to reach out to legal counsel for guidance.
  - Action – MSI will reach out to legal counsel and get back to the Board.
  
- Item – New Board Members & Architectural Committee Members
  - Discussion – Four Board member terms have ended, and 6 homeowners have expressed interest in serving on the Board or serving on the Architectural Committee. A general discussion about their qualifications occurred. It was noted that all volunteers’ electoral eligibility has been confirmed with legal counsel.

- Decision – The Board President would like to retain all volunteers in a position of Service. This would mean the Lincoln Creek Metro District will have 7 board members (including the Board President) representing the District.
- Action – The Board President has re-appointed 3 incumbent Board Members to serve another term, and 3 new members to join the board of directors. The 3 remaining homeowners who volunteered were appointed to serve on the Architectural Committee.
  - Board of Directors Appointed by Board President
    - Christy Reynolds
    - Pamela Boscoe
    - Jim Ballard
    - Jennifer Schmidt
    - John Cole
    - Jeffrey Lavenhar
  - Architectural Committee Appointed by the Board President
    - Christy Reynolds (Board liaison for the committee)
    - Joseph Stice
    - Manuel Nuno
    - Rodger Glick

## **ADJOURNMENT**

With no further business to conduct, the meeting was adjourned at 10:13 a.m.