

LINCOLN CREEK METROPOLITAN DISTRICT ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

OCTOBER 29, 2015

CALL TO ORDER

The meeting was called to order at 2:02 p.m. Board Members in attendance were Chuck Vogel, Jay Bakke, David Dunn, and Pamela Boscoe. Robert Swinney was excused from the meeting. In attendance from MSI, LLC was Andre Takacs.

OPEN FORUM/GUESTS

No homeowners were in attendance.

Rod Mickelberry from Cardel homes was present to discuss developing 98 townhomes on lot 14 with three small homeowner associations. The Board agreed to annex lot 1 if Cardel Homes wished. Party wall covenants were discussed for the potential new development. Cardel Homes would develop the multifamily units to be annexed if the metro district would take care of maintaining the common areas.

The Board stated the metro district would consider annexing the new potential multi units with the understanding the metro district has no additional costs to offset any additional expense. Cardel Homes explained assessments for the proposed townhomes would be paid equally and would drop off over time as the units are sold. The Board explained the undeveloped lot fee Cardel Homes would have to be paid on the lots that were not yet developed. The Board of Directors were opposed to any rezoning of the multifamily lots as rental units and the Board will pass a resolution to this effect.

The Board reviewed layout plans from Cardel Homes on a few models. The Board stated landscaping should follow the City of Parker requirements. The Board explained it was important to minimize the type of landscaping that doesn't minimize water usage in the common areas. Rod stated the townhomes are anticipated to sell within three years of when the first units are developed. Rod will send a plat map for the Board review. November 13 is the deadline when Rod needs to hear back from the Board.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest; therefore, the meeting continued.

APPROVAL OF AGENDA

The Agenda was approved as presented.

APPROVAL OF PREVIOUS MINUTES

The minutes from the March 26, 2015 Board meeting were approved as written and signed by the Board. MSI will provide the Board signed copy of the minutes to legal counsel.

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.

Covenant Violations – There was no Violation Log to review. The Board asked MSI to send a courtesy letter stating they will allow a camper to be parked in the community until December 31, 2015 then beginning January 1, 2016 they would have to move the vehicle from the community.

EMAIL RATIFICATIONS

The following items were ratified at the meeting:

- Design Request - 11642 Colony Loop
- Rocky Mountain Custom Landscapes – Snow Removal
- Rocky Mountain Custom Landscapes – Sprinkler Winterization

OLD BUSINESS

- Item: Delinquency Policy
 - Discussion/Summary: The Board discussed the delinquency policy update in order to better clarify the late fee amount and when letters are sent out.
 - Board Decision: The Board approved the clarification to the delinquency policy and signed off on the printed email outlining the clarification.
 - Action: MSI will provide this to the legal counsel in order for the delinquency policy to be properly processed and documented.

NEW BUSINESS

- Item: Review Budget Forecast for 2015
 - Discussion/Summary: The Board reviewed the budget forecast for 2015.
 - Board Decision: No decision or changes was made as a result of the meeting.
 - Action: MSI will provide the Board the signed Resolution to Amend 2015 Budget form to legal counsel to be properly processed and documented.
- Item: FY2016 Budget
 - Discussion/Summary: The Board reviewed and discussed the FY2016 budget.
 - Board Decision: The Board unanimously approved the budget as it was presented.

- Action: MSI will provide the Board the signed FY2016 budget as well as the Board signed Resolution to Adopt 2016 Budget form to legal counsel to be properly processed and documented.
- Item: FY2016 Grounds Budget
 - Discussion/Summary: The Board reviewed the FY2016 grounds budget that included having native grass cut higher up from sidewalks and maintain the tree rings around the pine trees.
 - Board Decision: The Board approved the FY2016 grounds budget as presented.
 - Action: MSI will provide the Board the signed FY2016 grounds budget to legal counsel to be properly processed and documented.
- Item: Cardel Homes on Lot 14
 - Discussion/Summary: The Board discussed having Cardel Homes develop lot 14 based on Rod Mickelberry's presentation earlier in the meeting.
 - Board Decision: The Board approving having Cardel Homes develop lot 14 based on the information provided.
 - Action: MSI will compose and send out a letter of intent for developing lot 14 to be sent to Rod Mickelberry with Cardel Homes.
- Item: LCV Investors, LLC
 - Discussion/Summary: The Board reviewed an email from Randy Goodson with LCV Investors, LLC regarding their three month lot late payment as well as always being at least a month behind in paying their lot fee.
 - Board Decision: The Board decided to inform LCV Investors, LLC they will be given until November 9, 2015 for payment of late lot fees for August, September, October and November and payment given to MSI. If the payment is late then the metro district will approve for legal counsel to file liens, start foreclosure on the lots effective 11/10/2015 as well as charging the late fee of \$25.00 for each month plus 21% interest as well as attorney fees and cost of collection and all filings.
 - Action: Chuck Vogel will compose and send out the email letter to inform Randy Goodson.
- Item: 2016 Parker Water Rate Increase
 - Discussion/Summary: Chuck Vogel attended a City of Parker open forum regarding changes to the City of Parker water costs and provided an update to the Board. This update explained that the City of Parker is moving away from a tiered based sliding scale for water usage to a two tiered system on irrigation water.
 - Board Decision: The Board discussed being sticker on water irrigation usage and keep in an eye out for any potential sprinkler leaks.
 - Action: No action was required as a result of the meeting.
- Item: Holiday Lights Bid
 - Discussion/Summary: The Board reviewed a holiday light proposal produced by Rocky Mountain Custom Landscapes.
 - Board Decision: The Board modified the holiday lighting proposal.
 - Action: MSI will send the modification request to Rocky Mountain Custom Landscapes in order for them to send back a modified proposal for Board review.

- Item: Aspen Brook HOA Update
 - Discussion/Summary: Chuck Vogel attended an Aspen Brook Board meeting and has been communicating with the Board of Directors for this sub association.
 - Board Decision: There was no decision as a result of the meeting.
 - Action: There was no action taken as a result of the meeting.

- Item: Other Business Items
 - Discussion/Summary: The Board reviewed two irrigation related proposals from Rocky Mountain Custom Landscapes to install flow sensors and install WeatherTrak sprinkler controllers. The Board also discussed having a holiday dinner.
 - Board Decision: The Board approved having both the flow sensors and WeatherTrak controllers installed for stations #2 and #3 only and look at the other stations in spring of 2016. The holiday dinner was confirmed to be for Thursday, December 3, at 6:00 p.m. at Saltgrass restaurant.
 - Action: MSI will provide the Board signed contracts to Rocky Mountain Custom Landscapes.

NEXT MEETING DATE/LOCATION

The next Board meeting will take place on December 31, 2015 at 2:00 p.m. at the MSI Centennial office. The Board setup the following meeting dates for 2016 at 2:00 p.m. at the MSI Centennial office:

- January 28, 2016
- April 28, 2016
- July 28, 2016
- October 27, 2016

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 4:02 p.m.