

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

## **BOARD OF DIRECTORS MEETING MINUTES**

**JANUARY 21, 2021**

### **CALL TO ORDER**

The meeting was called to order at 2:03 p.m. Board Members in attendance were David Dunn, Pamela Boscoe, Christy Reynolds, and Jim Ballard. In attendance from MSI, LLC was Diana Jansen. In attendance from Spencer Fane was Lisa Mayer.

### **OPEN FORUM**

Two homeowners were in attendance. Neither had any items to bring to the Board.

### **APPROVAL OF PREVIOUS MINUTES**

The minutes from the October 22, 2020 Board of Directors meeting were approved.

### **MANAGER'S UPDATE**

Financials – The Board reviewed the December 2020 financials.

Covenant Violation Log & Architectural Log - General discussion on the logs occurred.

### **OLD BUSINESS**

- Item: 2021 Budget
  - Discussion Summary: The Board discussed the 2021 Budget with Simmons-Wheeler.
  - Decision: The Board wanted the budget adjusted up to \$15,000 for irrigation repairs, and annual flower beds lowered to \$5,000. The Board approves the budget with these changes.
  - Action: The 2021 Budget and mill levy was adopted.
  
- Item: Resolution for 2021 Board of Directors Administrative Matters
  - Discussion Summary: The Board discussed the 2021 Budget with Simmons-Wheeler.
  - Decision: A motion was made, seconded, and received unanimous consent to adopt the Resolution for Administrative Matters.
  - Action: The resolution was adopted.

- Item: Park Sign
  - Discussion Summary: It was noted that for safety reasons, a sign must be installed at the park with rules. The Board would like the sign order from 3Oaks with Dorie McInturf at a cost of \$1,169.35.
  - Decision: A motion was made, seconded, and unanimously approved to order the risk management sign as noted above.
  - Action: The sign was ordered by the Community Manager. Installation is expected when the ground thaws enough.

## **NEW BUSINESS**

- Item: Perimeter Fencing
  - Discussion Summary: It was noted that the perimeter fencing around the Cardel Paired Homes is in disrepair.
  - Decision: The Board wanted clarification from legal counsel, Lisa Mayer, who was present at the meeting about whose responsibility it to pay for the perimeter fence. Legal counsel stated that it was the owner's responsibility to repair if the fence is on their private property. The Board would like the MSI to arrange with the other property management companies involved, to get the fence repaired.
  - Action: The Community Manager will reach out to Teleos, and Advance HOA to create and implement a strategy for fence repairs.
- Item: Park Parking Lot Replacement
  - Discussion Summary: The Board discussed the need to redo the park parking lot but would like more information from Rocky Mountain Pavement on the different options they have.
  - Decision: The Board would like the Community Manager to reach out to Rocky Mountain Pavement for an explanation on the difference between a "slurry" and a "seal coat".
  - Action: The Community Manager will reach out to Rocky Mountain Pavement for clarification.
- Item: Board of Director Appointments
  - Discussion Summary: There are 2 homeowners who have stepped forward with interest to serve on the Board. Legal counsel verified that they are eligible candidates and brought the Oaths of Office to the meeting.
  - Decision: The Board would like to add homeowners Joseph Stice and Jennifer Schmidt to the Board of Directors.
  - Action: Both Joseph Stice and Jennifer Schmidt signed and read the Oath of office, and the President, David Dun, affirmed the positions to serve until the next election in 2022. The Community Manager will collect the signed Oaths of Office and send it to Spencer Fane for filing and processing.
- Item: Board President Resignation
  - Discussion: The Board discussed the President's request to resign.

- Decision: The Board President, David Dunn, presented his resignation. He would like it to be effective immediately.
- Action: The Board noted the tendered resignation and accepted the resignation of David Dunn from the Board of Directors.

### **EMAIL RATIFICATIONS**

The Board made a motion, seconded, and approved all email actions. The below items were ratified.

- November 9, 2020 - Hard Prune by Rocky Mountain Custom Landscaping for \$5,484.61
- November 19, 2020 - Christmas Lighting by Rocky Mountain Custom Landscaping for \$6,720.00.
- January 8, 2021 - Electric pedestal replacement by Parker Electric for \$2,785.00.

### **NEXT MEETING**

The next meeting for the second quarter will be at 2:00 p.m. on April 22, 2021.

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 3:25 p.m.