

LINCOLN CREEK METROPOLITAN DISTRICT, INC.

BOARD OF DIRECTORS MEETING MINUTES

JULY 22, 2021

CALL TO ORDER

The meeting was called to order at 10:01 AM. Board Members in attendance were Christy Reynolds, Pamela Boscoe, Jennifer Schmidt, and James Ballard. In attendance from MSI, LLC was Diana Jansen.

OPEN FORUM

There were seven homeowners present. Two homeowners voiced their concerns:

- One was concerned about the breaker for the Aspen Brook HOA that keeps tripping. The issue is causing irrigation difficulties for the community.
- Another homeowner was present to voice his objection about discussions concerning the backyard mowing being the responsibility of the owners. He believes the district should continue to mow the owners' backyards.

APPROVAL OF PREVIOUS MINUTES

The minutes from the April 22, May 21, and June 4, 2021, meetings were approved without changes.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of June. There were no questions.

Delinquency Report – There is one account that has been turned over to the attorney for collections.

Violation Log – There have been fourteen violations since June 1st.

OLD BUSINESS

- Item: Park Parking Lot Maintenance
 - Discussion/Summary: The Park parking lot was scheduled to have the slurry applied, but the Board received verbal consent from Douglas County that they would repair the parking lot.
 - Board Decision: The Board would like to wait on Douglas County to repair the parking lot. The decision of applying the slurry is on hold for now.

- Action: The Community Manager reached out to Rocky Mountain Asphalt to hold off on the slurry application. The vendor stated that they will not be responsible for any crack sealing that comes off during the interim.

EMAIL BUSINESS DECISIONS TO RATIFY

- Falch & Falch fence repair for \$5,545 on 4/29/21

NEW BUSINESS

- Item: Authorization of the Bond Execution
 - Discussion/Summary: A general discussion occurred on the refinancing of the Bond. Michael Persichitte from RBC was present to answer any questions from the Board. The refinance will dramatically reduce the interest rate. The Mill Levy Certification will occur on December 13th.
 - Board Decision: It was motioned, seconded, and received unanimous consent to authorize the bond execution.
 - Action: RBC will move forward with the execution of the bond. The closing is set for August 3rd. The trustee will be wired funds on that day.
- Item: Resolution Adopting Amendment to Landscaping
 - Discussion/Summary: A general discussion occurred on the backyard maintenance in the community. Most of the community does not have any mowing needed in the backyards. Mowing the backyards also presents a financial hardship and a liability concern for the district.
 - Board Decision: It was motioned and seconded to adopt the Amendment to Landscaping that will make all backyard lawn care the owners' responsibility to maintain. The motion passed with unanimous consent of all Board members present.
 - Action: A community eblast will be sent out concerning the Board's decision of the maintenance of the backyards beginning in 2022.
- Item: Flag and Sign Policy
 - Discussion/Summary: A general discussion occurred on flag content and freedom of speech. The foresight to control quantity was discussed.
 - Board Decision: The Board motioned, seconded, and received unanimous consent to adopt a policy that amends the number of signs and flags allowed on a private residence to two (2).
 - Action: An eblast will be sent to the community of the updated policy, and the Community Manager will post and file the policy appropriately.
- Item: Neighborhood Watch Signs
 - Discussion/Summary: A general discussion occurred on the progress of the neighborhood watch program. The need for new signs was discussed. There are 13 people who have volunteered to assist with the program.

- Board Decision: It was motioned, seconded, and received unanimous consent to purchase signs for \$56.00 per sign. The quantity purchased will depend on the recommendation of the deputy liaison.
- Action: Jennifer Schmidt will continue to be the liaison for the program and give information to the Community Manager to eblast to the community with regards to the program.
- Item: Social Committee
 - Discussion/Summary: A general discussion occurred on the formation of a social committee.
 - Board Decision: The Board of Directors unanimously adopted a motion to form a social committee with Anne Donovan as the Social Committee Chair.
 - Action: Anne Donovan will proceed communicating the Social Committee's ideas & projects to Board member Jennifer Schmidt as the liaison for the Board of Directors.

SOCIAL COMMITTEE IDEAS

- Ice Cream Social
- Chili Cook off
- Newsletter
- Halloween Party
- Garage Sale
- Band in the Park

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be held on October 28th at 10:00 AM.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 12:15 AM.