

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LINCOLN STATION METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
MARCH 22, 2023

A special meeting of the Board of Directors of the Lincoln Station Metropolitan District (referred to hereafter as the “Board”) was convened on Wednesday, March 22, 2023, at 2:00 p.m., via Microsoft Teams conference call. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Nathan Melchior, President
Jeremy Bayens; Secretary/Treasurer
Natalie L. Dustman; Assistant Secretary

Absent and excused was Director Francescon.

Also, In Attendance Were:

Anna Jones, Shauna D’Amato, Bryce Carpenter and Carrie Beacom;
CliftonLarsonAllen LLP (“CLA”)
Alicia J. Corley; Icenogle Seaver Pogue, P.C.

ADMINISTRATIVE MATTERS

Call to Order and Approval of Agenda: The meeting was called to order at 2:03 p.m. by Director Melchior. Following review, upon a motion duly made by Director Melchior, seconded by Director Bayens and, upon vote, unanimously carried, the Board approved the agenda, as presented, and excused the absence of Director Francescon.

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements of Colorado law that certain disclosures would be required prior to taking official action at the meeting. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable written disclosures made by the Board members prior to this meeting in accordance with statute to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Melchior disclosed his association with Spectrum Properties, Ltd. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Dustman disclosed her ownership interest in Century Communities,

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Inc., which owns property within the District. This disclosure was associated with approval of items on the agenda that could affect her interests.

It was noted by Attorney Corley that disclosures of potential conflicts of interest were filed with the Secretary of State and Board for Directors Melchior and Dustman, and no additional conflicts were disclosed at the meeting.

Quorum/Confirmation of Meeting Location/Posting of Notice/Designate 24-Hour Posting Location: Quorum was confirmed and the meeting was properly noticed, and the Board designated the District website as the 24-hour posting location – www.LincolnStationMD.com.

Public Comment: None.

CONSENT AGENDA

November 9, 2022 Regular Meeting Minutes

Claims Totaling \$257,979.73

Ms. Jones presented the consent agenda to the Board. Following review and discussion, upon a motion duly made by Director Melchior, seconded by Director Dustman and, upon vote, unanimously carried, the Board approved and ratified the consent agenda, as presented.

FINANCIAL MATTERS

December 31, 2022 Unaudited Financial Statements and Cash Position Report Updated as of February 21, 2023: Ms. Beacom reviewed the unaudited financial statements and cash position with the Board. Following discussion, upon a motion duly made by Director Dustman, seconded by Director Bayens and, upon vote, unanimously carried, the Board accepted the December 31, 2022 unaudited financial statements and cash position, updated as of February 21, 2023, as presented.

Public Hearing on 2022 Budget Amendment: The public hearing was opened at 2:12 p.m. to consider the proposed amendment to the 2022 Budget.

It was noted that Notice stating that the Board would consider the amendment to the 2022 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Ms. Beacom reviewed with the Board the proposed amendment to the 2022 budget. Following review and discussion, upon a motion duly made by Director Dustman, seconded by Director Melchior and, upon vote, unanimously carried, the Board of Directors approved the amendment to the 2022 Budget,

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appropriating the funds to the approved budget, and adopted Resolution No. 2023-03-01 to Adopt the 2022 Budget Amendment.

LEGAL MATTERS

License Agreement to Use District Property for Docking Station/Parking Spot for Scooters: Following discussion, upon a motion duly made by Director Dustman, seconded by Director Melchior and, upon vote, unanimously carried, the Board approved a license agreement to allow the use of District property for a docking station/parking spot for scooters, subject to final approval of general counsel and management.

MANAGER MATTERS

Ratify Approval of Snow Management Services Contract with Snow Management Services, LLC for 2023 Snow Removal Services Dated February 1, 2023: Following discussion, the Board determined to change the snow management services contract to cover seasonal timeframe and directed staff to coordinate this change with Snow Management Services, LLC. The board further discussed the trace trigger snow removal and directed staff to also coordinate with Snow Management Services, LLC to increase the trace trigger snow removal to reduce costs.

Following discussion, upon a motion duly made by Director Melchior, seconded by Director Bayens and, upon vote, unanimously carried, the Board approved the Snow Management Services Contract with Snow Management Services, LLC subject to revisions to the term and trace trigger snow removal adjustments.

1. **Overall Snow Removal Costs and Trigger Depths:** This matter was discussed previously.

Towing Agreement for 2023 Vehicle Towing Services: The Board briefly discussed and deferred discussion to the next Board meeting. No action was taken.

Installation of Security Cameras by Flock Safety: Following discussion, upon a motion duly made by Director Bayens, seconded by Director Melchior and, upon vote, unanimously carried, the Board approved installation of security cameras by Flock Safety, subject to a one-year contract term and confirming that the capability of definitive reporting is possible.

DIRECTOR MATTERS

Improvements to One Lincoln Station Outdoor Space: Director Melchior reported on some ideas to improve some of the common areas in the District. He will reach out to One Lincoln Station building ownership for more detailed information about what kinds of improvements they would like to see. He will report back at the next Board meeting.

OTHER BUSINESS

None.

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ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Melchior, seconded by Director Dustman and, upon vote, unanimously carried, the meeting was adjourned at 3:08 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting