

**RESOLUTION NO. 2023-11-01
RESOLUTION TO AMEND 2023 BUDGET**

COMES NOW, Nathan Melchior, the President of the Lincoln Station Metropolitan District (the “District”), and certifies that at a special meeting of the Board of Directors of the District held, Monday, the 13th day of November 2023, at 11:00 A.M., via video conference at https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDhmZTY4MGYtZjNiYy00OTVmLThjN2EtNzI4YWQ1ODhiZTQ5%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d and via telephone conference at Dial-In: 1-720-547-5281, Conference ID: 397 078 182#. the following Resolution was adopted by affirmative vote of a majority of the Board of Directors, to-wit:

WHEREAS, the Board of Directors of the District appropriated funds for the fiscal year 2023 as follows:

Debt Service Fund	\$ 1,480,000
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and;

WHEREAS, the necessity has arisen for additional expenditures and transfers by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for the fiscal year 2023; and

WHEREAS, funds are available for such an expenditure and transfer from surplus revenue funds of the District; and

WHEREAS, due and proper notice was published on Thursday, November 2, 2023 in the *Douglas County News-Press*, indicating (i) the date and time of the hearing at which the adoption of the proposed 2023 budget amendment will be considered; (ii) that the proposed budget amendment is available for inspection by the public at a designated place; and (iii) that any interested persons may file any objections to the proposed budget amendment at any time prior to the final adoption of the budget by the District, as shown on the publisher’s Affidavit of Publication attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget amendment was open for inspection by the public at a designated place; and

WHEREAS, a public hearing was held on Monday, November 13, 2023 and interested persons were given the opportunity to file or register any objections to said proposed budget amendment and any such objections were considered by the Board of Directors; and

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the District shall and hereby does amend the budget for the fiscal year 2023as follows:

Debt Service Fund \$ 14,702,000

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the Debt Service Fund for the purpose stated, and that any ending fund balances shall be reserved for purposes of Article X, Section 20 of the Colorado Constitution.

Whereupon, a motion was made by Director Melchior and seconded by Director Dustman, and upon a unanimous vote this Resolution was approved by the Board of Directors.

APPROVED AND ADOPTED THIS 13TH DAY OF NOVEMBER 2023.

LINCOLN STATION METROPOLITAN DISTRICT

DocuSigned by:
Nate Melchior
By: Nathan Melchior, President

ATTEST:

DocuSigned by:
Jeremy Bayens
By: Jeremy Bayens, Treasurer/Secretary

EXHIBIT A

Notice of Special Meeting
Affidavit
Notice as to Proposed 2023 Budget Amendment

LINCOLN STATION METROPOLITAN DISTRICT

8390 East Crescent Parkway, Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

NOTICE OF SPECIAL MEETING AND AGENDA

DATE:	Monday, November 13, 2023
TIME:	11:00 a.m.
LOCATION:	<p>CliftonLarsonAllen LLP 8930 E. Crescent Parkway, Suite 300 Greenwood Village, CO 80111 Pikes Peak Conference Room</p> <p>AT LEAST ONE INDIVIDUAL, INCLUDING CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE DISTRICT, WILL BE PHYSICALLY PRESENT AND WILL ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, CERTAIN OTHER BOARD MEMBERS AND CONSULTANTS OF THE DISTRICT MAY ATTEND THIS MEETING VIA TELECONFERENCE, OR WEB-ENABLED VIDEO CONFERENCE. MEMBERS OF THE PUBLIC WHO WISH TO ATTEND THIS MEETING MAY CHOOSE TO ATTEND IN PERSON OR VIA TELECONFERENCE OR WEB-ENABLED VIDEO CONFERENCE USING THE INFORMATION BELOW.</p>
	<p>To attend via Microsoft Teams, select this link (or copy link into your browser):</p> <p>https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDhmZTY4MGYtZjNiYy00OTVmLThjN2EtNzI4YWQ1ODhiZTQ5%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d</p> <p>To attend via telephone, dial 1-720-547-5281 and enter the following: Phone Conference ID: 397 078 182#</p>

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Nathan Melchior	President	May, 2025
Jeremy Bayens	Secretary/Treasurer	May, 2025
Natalie L. Dustman	Assistant Secretary	May, 2027
James R. Francescon	Assistant Secretary	May, 2025
VACANT	TBD	May, 2027

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- E. Consider approval of CliftonLarsonAllen LLP Master Service Agreement and Statements of Work for accounting and management services for 2024 (enclosures; SOW for management to be distributed).
- F. Discuss and consider approval of 2024 insurance renewal, including Workers' Compensation coverage, and Board Member liability coverage of \$2,000,000. Consider adoption of documents needed to obtain or maintain insurance coverage through the Colorado Special Districts Property and Liability Pool or TCW Risk Management and authorize membership in the Special District Association (enclosures).

II. CONSENT AGENDA

These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

- 1. Consider approval of September 25, 2023 Special Meeting Minutes (enclosure).
- 2. Consider approval and/or ratify claims totaling \$137,651.78 (enclosure).
- 3. Consider approval, ratification and/or acknowledgement of the following Agreements for 2023-2024 services:
 - a. Approval of 2024 Security Services Contract with Advantage Security, LLC (enclosure).
 - b. Approval of 2024 Janitorial Services Contract with Roth Property Maintenance, LLC, effective January 1, 2024 (enclosure).
 - c. Ratify approval of Work Order Contract with Bristol Botanics, Inc. for 2023-2024 exterior holiday décor (enclosure).
 - d. Approval of Landscaping Services Contract with Brightview Landscape Services, Inc. for 2024 landscaping maintenance (enclosure).

- e. Approval of Quarterly Maintenance Program for 2024 with Reidy Metal Services, Inc. for refinishing and maintaining architectural metals (enclosure).
- f. Approval of Work Order Contract with Tryg Group, LLC for 2024 HVAC maintenance (enclosure).
- g. Acknowledge automatic renewal of Task Order Services Contract with Bailey Tree LLC to renew on December 31, 2023 with a new termination date of December 31, 2024.
- h. Acknowledge automatic renewal of Task Order Services Contract for storm water maintenance with C&L Water Solutions, Inc. to renew on December 31, 2023 with a new termination date of December 31, 2024.
- i. Acknowledge automatic renewal of Services Contract with CDR Construction LLC to renew on December 31, 2023 with a new termination date of December 31, 2024.
- j. Acknowledge automatic renewal of Snow Management Services Contract with Snow Management Services, LLC to renew on January 1, 2024 with a new termination date of May 31, 2024.
- k. Ratify approval of light repair and/or replacement with CDR Construction, LLC in an amount not to exceed \$2,500 (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider acceptance of _____, 2023 Unaudited Financial statements and Cash Position Report updated as of _____, 2023 (to be distributed).
- B. Conduct Public Hearing to consider amendment of the 2023 Budget (enclosure).
 - i. Public Comment Period
 - ii. Consider adoption of Resolution No. 2023-11-__ to Amend the 2023 Budget (enclosure).
- C. Conduct Public Hearing on the proposed 2024 Budget (enclosure).
 - i. Public Comment Period
 - ii. Consider adoption of Resolution No. 2023-11-__ to Adopt the 2024 Budget, Appropriate Sums of Money and Set Mill Levies (enclosure).
- D. Discuss statutory requirements for an audit. Consider approving audit engagement with Wipfli, LLP for 2023 audit services in the amount of \$6,500 and authorize its submittal (enclosure).

IV. LEGAL MATTERS

- A. Consider adoption of Resolution No. 2023-11-__ Annual Resolution (enclosure).

1. Election of Officers
2. Set regular meeting date(s) and location – Second Wednesday in November 2024, at 10:00 a.m., at the offices of CliftonLarsonAllen LLP and virtually.

B. Review and consider approval of 2024 rates for legal services with Icenogle Seaver Pogue, P.C. (enclosure).

C. 2023 Legislative Memorandum

V. MANAGER MATTERS

VI. DIRECTOR MATTERS

VII. OTHER BUSINESS

VIII. ADJOURNMENT

The next regular meeting is TBD

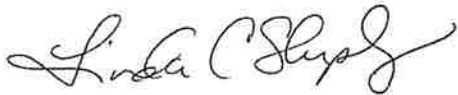
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Lincoln Station Metro Dist (ISP) **
c/o Icenogle | Seaver | Pogue
4725 South Monaco St., Suite 360
Denver CO 80327

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Douglas } ss


This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/2/2023, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Douglas County News-Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/2/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.



Carla Bethke
Notary Public
My commission ends April 11, 2026

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2026

Public Notice

NOTICE AS TO PROPOSED AMENDED 2023 BUDGET AND HEARING LINCOLN STATION METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed amended budget will be submitted to the LINCOLN STATION METROPOLITAN DISTRICT for the year of 2023. A copy of such proposed amended budget has been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same is open for public inspection. Such proposed amended budget will be considered at a hearing at the special meeting of the Lincoln Station Metropolitan District to be held at 11:00 A.M., on Monday November 13, 2023 The meeting will be held via video conference at https://teams.microsoft.com/join/19%3ameeting_MDhmZTY4MGYZjNIY00OTV mLThjN2EInzI4YWQ1ODhiZTQ5%40thread.v2/0?context=%7b%22id%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%220id%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d and via telephone conference at Dial-In: 1-720-547-5281, Conference ID: 397 078 182#. Any interested elector within Lincoln Station Metropolitan District may inspect the proposed amended budget and file or register any objections at any time prior to the final adoption of the amended 2023 budget.

BY ORDER OF THE BOARD OF DIRECTORS:
LINCOLN STATION
METROPOLITAN DISTRICT

By: /s/ ICENOGLLE | SEAVER | POGUE
A Professional Corporation

Legal Notice No. 946261
First Publication: November 2, 2023
Last Publication: November 2, 2023
Publisher: Douglas County News-Press

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BY ORDER OF THE BOARD OF DIRECTORS:
LINCOLN STATION METROPOLITAN DISTRICT

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publish In: *Douglas County News-Press*
Publish On: Thursday, November 2, 2023

**LINCOLN STATION METROPOLITAN DISTRICT
DEBT SERVICE FUND
2023 AMENDED BUDGET**

	BUDGET 2023	AMENDED 2023
BEGINNING FUND BALANCE	\$ 1,708,200	\$ 1,708,200
REVENUES		
Property taxes	1,475,417	1,475,417
Specific ownership tax	132,788	132,788
Bond proceeds	-	11,475,000
Interest income	70,000	70,000
Total revenues	<u>1,678,205</u>	<u>13,153,205</u>
Total funds available	<u>3,386,405</u>	<u>14,861,405</u>
EXPENDITURES		
Debt Service		
Bond interest - Series 2006	402,350	201,175
Bond interest - Series 2014A	331,100	165,550
Bond interest - Series 2014B	170,450	85,225
Bond principal - Series 2006	225,000	-
Bond principal - Series 2014A	210,000	-
Bond principal - Series 2014B	110,000	-
Cost of issuance	-	398,000
Paying agent/Trustee fees	5,000	5,100
Refunding Escrow	-	13,820,000
County Treasurer's fee	22,131	22,131
Contingency	3,969	4,819
Total expenditures	<u>1,480,000</u>	<u>14,702,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,480,000</u>	<u>14,702,000</u>
ENDING FUND BALANCE	<u>\$ 1,906,405</u>	<u>\$ 159,405</u>
DEBT SERVICE RESERVE	<u>\$ 707,650</u>	<u>\$ -</u>
TOTAL RESERVE	<u>\$ 707,650</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

Certificate Of Completion

Envelope Id: AC1C4EF15C7343C59A98FA0BA9CDB181	Status: Completed
Subject: Complete with DocuSign: Lincoln Station MD - 2023 Budget Amendment & Resolution (as filed).pdf	
Client Name: Lincoln Station MD	
Client Number: A521783-OS03-2023	
Source Envelope:	
Document Pages: 10	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Cindy Jenkins
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Cindy.Jenkins@claconnect.com
	IP Address: 73.229.160.48

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Status: Original	Holder: Cindy Jenkins	Location: DocuSign
11/28/2023 10:22:41 AM	Cindy.Jenkins@claconnect.com	

Signer Events

Nate Melchior
 nmelchior@dunton-commercial.com
 Board Member
 Dunton Holding IV LLC
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

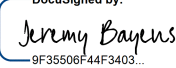
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 Using IP Address: 72.164.55.138

Timestamp

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 Signed: 11/28/2023 11:28:29 AM

Electronic Record and Signature Disclosure:
 Accepted: 11/28/2023 11:28:02 AM
 ID: fa4a0053-7b86-4f74-92bc-c5e33699519f

Jeremy Bayens
 Jeremy.Bayens@centurycommunities.com
 Board Member
 Security Level: Email, Account Authentication (None)

DocuSigned by:

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 Using IP Address: 64.124.98.52

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 Signed: 11/28/2023 11:29:58 AM

Electronic Record and Signature Disclosure:
 Accepted: 11/28/2023 11:29:41 AM
 ID: d44ac688e-5130-4c3b-893c-90b597e3907b

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	11/28/2023 11:29:41 AM
Signing Complete	Security Checked	11/28/2023 11:29:58 AM
Completed	Security Checked	11/28/2023 11:29:58 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact CliftonLarsonAllen LLP:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: BusinessTechnology@CLAconnect.com

To advise CliftonLarsonAllen LLP of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at BusinessTechnology@CLAconnect.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To withdraw your consent with CliftonLarsonAllen LLP

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.