

LINCOLN STATION METROPOLITAN DISTRICT

2001 16th St, Ste 1700
Denver, CO 80202
Phone: 303-779-5710
www.LincolnStationMD.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: November 10, 2025
TIME: 11:00 a.m.
LOCATION: Via Microsoft Teams
ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjQ1YzhmN2ltZGRjNS00ZTlmLTlmYWMtMDU5ZWYwZjA0OTM4%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

To attend via telephone, dial 720-547-5281 and enter:
Phone Conference ID: 975 437 369#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Nathan Melchior	President	May 2029
Jeremy Bayens	Secretary/Treasurer	May 2029
Natalie L. Dustman	Assistant Secretary	May 2027
Andrew Hanna	Assistant Secretary	May 2027
VACANT	TBD	May 2029

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.

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. Review and consider approval of Minutes from the July 22, 2025 Special Meeting and Minutes from the July 22, 2025 Annual Meeting (enclosures).
2. Consider approval and/or ratify claims totaling \$219,145.85 (enclosure).
3. Consider approval, ratification and/or acknowledgement of the following Agreements for 2025-2026 services:
 - a. **ADVANTAGE SECURITY, INC.:** Approval of First Amendment to the 2026 Security Services Contract with Advantage Security, LLC (enclosure).
 - b. **BRIGHTVIEW LANDSCAPE SERVICES, INC.:** Approval of Landscaping Services Contract with Brightview Landscape Services, Inc. for 2026 landscaping maintenance (enclosure).
 - c. **BRISTOL BOTANICS, INC.:** Ratify approval of Work Order Contract with Skye Holdings, LLC d/b/a Bristol Botanics, Inc. for 2025-2026 exterior holiday décor in the amount of \$11,000.00 (enclosure).
 - d. **CDR CONSTRUCTION LLC:** Approval of Fifth Amendment to the General Maintenance Services Contract with CDR Construction LLC for 2026 general maintenance services (enclosure).
 - e. **ORKIN PEST CONTROL:** Acknowledge Orkin Pest Control services for 2026.
 - f. **REIDY METAL SERVICES, INC.:** Approval of Work Order Contract for 2026 Quarterly Maintenance Program with Reidy Metal Services, Inc. for refinishing and maintaining architectural metals (enclosure).
 - g. **TRYG GROUP, LLC:** Approval of Work Order Contract with Tryg Group, LLC for 2026 HVAC maintenance (enclosure).
 - h. **MULHERN MRE, INC:** Approval of Work Order Contract with Mulhern MRE, Inc. for 2025 to prepare boundary map of the District (enclosure).
 - i. **ROTH PROPERTY MAINTENANCE LLC:** Approval of Second Amendment to the Janitorial Services Contract with Roth Property Maintenance LLC for 2026 janitorial services (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider acceptance of September 30, 2025 Unaudited Financial statements and Schedule of Cash Position updated as of November 3, 2025 (enclosures – Financial Statement to be distributed).

- B. Conduct Public Hearing on the proposed 2026 Budget.
 - 1. Public Comment Period.
 - 2. Consider Approval of Resolution Approving the 2026 Budget, Certification of Mill Levy, Appropriate Sums of Money and Set Mill Levies (enclosures).
- C. Consider approval/ratification of 2024 audit (enclosure).
- D. Discuss statutory requirements for an audit. Consider approving audit engagement with Wipfli, LLP for 2025 audit services and authorize its submittal (to be distributed).
- E. Review and acknowledge CLA Cash Access Policy (enclosure).
- F. Approve appointment of District Accountant to prepare 2027 Budget.

IV. LEGAL MATTERS

- A. Consider adoption of 2026 Annual Resolution (enclosure).
 - 1. Election of Officers.
 - 2. Set meeting date(s) for 2026 – Second Monday in November 2026 at 11:00 a.m. to be held virtually (Annual Meeting to start at 10:45 a.m. and Regular Meeting to start at 11:00 a.m.).
- B. 2025 Legislative Memorandum (enclosure).
- C. Consider Approval of Revised Engagement Letter for Icenogle Seaver Pogue, P.C. (enclosure).

V. MANAGER MATTERS

- A. Consider approval of Statements of Work for accounting and management services for 2026 with CliftonLarsonAllen LLP (enclosures).
- B. Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to property schedule, if any (to be distributed).
- C. Review and consider approval of workers' compensation coverage for 2026 (enclosure).
- D. Update regarding Comcast easement at 9380 Station Street in Lone Tree, CO 80124.
- E. Update regarding Paver Work.

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no more meetings scheduled in 2025.