

LINCOLN STATION METROPOLITAN DISTRICT

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

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: February 23, 2026

TIME: 2:00 p.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

<https://teams.microsoft.com/meet/2126235007283?p=EShOBHThDjhFBJ0plu>

To attend via telephone, dial 720-547-5281 and enter:
Phone Conference ID: 101 891 297#

Board of Directors

Nathan Melchior

Jeremy Bayens

Natalie L. Dustman

Andrew Hanna

VACANT

Office

President

Secretary/Treasurer

Assistant Secretary

Assistant Secretary

Director

Term Expires

May 2029

May 2029

May 2027

May 2027

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.

- E. Discuss vacancy on the Board.
- F. BrightView staffing update.

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 November 10, 2025 regular meeting minutes (enclosure).
2. Consider approval and/or ratify claims totaling \$385,037.12 (enclosure).
3. Ratify acceptance of September 30, 2025 Unaudited Financial statements and Schedule of Cash Position updated as of November 3, 2025 (enclosures).
4. Ratify proposal from BrightView Landscape Services for SE Pond Clean Up in the amount of \$1,235.00.
5. Acknowledge price increase for Security Services Contract with Advantage Security, Inc. in the amount of \$1,304.85 (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider acceptance of December 31, 2025 Unaudited Financial statements and Schedule of Cash Position updated as of January 22, 2026 (enclosure).

IV. LEGAL MATTERS

- A. Review and consider adoption of Resolution Adopting and Approving and Amendment to the Rules and Regulations Regarding the Parking of Vehicles on the Roads of Lincoln Station Metropolitan District (enclosure).
- B. Review and consider approval of Towing Services Contract with Colorado Auto Recovery, Inc. (enclosure).

V. MANAGER MATTERS

- A. Review and consider approval of the letter to apartment managers regarding Monitoring and Time-Limit Enforcement in Time Limited Parking Spaces (enclosure).
- B. Review and consider approval of C&L's Annual Stormwater Vault Cleaning & Inspection in the amount of \$5,100.00 (enclosure).

VI. OTHER BUSINESS

- A. Discuss Comcast request (enclosure).

VII. ADJOURNMENT

There next regular meeting will be held on Monday, November 9, 2026 at 11:00 a.m.