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 9, 2026
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_MzZlMzg1MGQtOGJjNy00ZDU0LTk5ZmMtODJiMTA4NzFmNjhh%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227b9a9cbe-d14b-4a7e-9aa9-2ec121c95f66%22%7d

To attend via telephone, dial 720-547-5281 and enter:
Phone Conference ID: 998 836 668#

Board of Directors	Office	Term Expires
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	Director	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 February 23, 2026 special meeting and July 28, 2026 special meeting (enclosure).

2. Consider approval and/or ratify claims totaling $422,206.91 (enclosure).

3. Consider approval, ratification and/or acknowledgement of the following Agreements for 2026-2027 services:

    a. ADVANTAGE SECURITY, INC.: 2027 Security Services Contract (enclosure).

    b. BRIGHTVIEW LANDSCAPE SERVICES, INC.: Landscaping Services Contract for 2027 landscaping maintenance (enclosure).

    c. BRIGHTVIEW LANDSCAPE SERVICES, INC.: Proposal for mainline break repair north of building 9360 in the amount of $1,622.80 (enclosure).

    d. CDR CONSTRUCTION LLC: General Maintenance Services Contract for 2027 general maintenance services (enclosure).

    e. INSITUFORM TECHNOLOGIES, LLC d/b/a C&L WATER SOLUTION, INC.: Work Order Contract for 2027 Stormwater vault maintenance (enclosure).

    f. ORKIN PEST CONTROL: Orkin Pest Control services for 2027.

    g. REIDY METAL SERVICES, INC.: Work Order Contract for 2027 Quarterly Maintenance Program for refinishing and maintaining architectural metals (enclosure).

    h. ROTH PROPERTY MAINTENANCE LLC: Third Amendment to the Janitorial Services Contract for 2027 janitorial services (enclosure).

    i. SCHINDLER ELEVATOR CORPORATION: Work Order Contract for elevator maintenance (to be distributed).

    j. SKYE HOLDINGS, LLC d/b/a BRISTOL BOTANICS, INC.: Work Order Contract Inc. for 2026-2027 exterior holiday décor (enclosure).

    k. TRYG GROUP, LLC: Work Order Contract for 2027 HVAC maintenance (enclosure).

l. SNOW MANAGEMENT SERVICES, LLC, d/b/a GROUND MASTERS: Snow Removal Services Contract for 2026-2027 (enclosure).

III. FINANCIAL MATTERS

A. Review and consider acceptance of September 30, 2026 Unaudited Financial statements and Schedule of Cash Position (enclosures).

B. Public Hearing on proposed 2027 Budget (enclosures).

1. Public Comment Period

2. Consider Approval of Resolution Approving Proposed 2027 Budget, Certification of Mill Levy, and Appropriate Sums of Money (enclosure).

C. Consider approval/ratification of 2025 audit (enclosure).

D. Discuss statutory requirements for an audit. Consider approving audit engagement with Wipfli, LLP for 2026 audit services and authorize its submittal.

E. Review and acknowledge CLA Cash Access Policy (enclosure).

IV. LEGAL MATTERS

A. Consider Election of Officers.

B. Consider adoption of Annual Resolution (enclosure).

1. Regular Meeting Date/Location.

C. Consider Approval of Election Resolution (enclosure).

D. Review and consider adoption of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings (enclosure).

E. 2026 Legislative Memorandum.

V. MANAGER MATTERS

A. Consider financial participation in the redevelopment of the of the south grassy area in front of 9380 Lincoln (enclosures).

B. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (to be distributed).

C. Review and consider approval of workers' compensation coverage for 2027 (enclosure).

D. Review and consider approval of CLA Statements of Work for 2027 for management services and accounting services (enclosure)

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no Board meetings scheduled for the remainder of 2026.