MINUTES OF A SPECIAL MEETING
BOARD OF DIRECTORS OF THE LINCOLN CREEK METROPOLITAN DISTRICT
Date/Time: Monday, December 1, 2025, at 5:00 p.m.
Location: Teams Meeting:
Meeting Id: 289 706 921 855, Passcode: f52Hz7Cp

Directors Present

- Ken Rastberger, President
- Grant Platt, Secretary/Treasurer
- Rodger Glick, Director
- Vacancy- 2027
- Vacancy- 2029
- **Directors Absent:** None

Also Present

- Colin Mielke, Esq., Seter, Vander Wall & Mielke, P.C.
- Jackie Pena, Director of Accounting- Westwind Management
- Angela Watts, Association Business Manager- Westwind Management
- Members of the public

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1. **Call to Order**
    a. President Rastberger called the meeting to order at 5:00 p.m. and noted that a quorum of the Board was present.
2. **Disclosure Matters**
    a. The Board was advised that, pursuant to Colorado law, certain disclosures may be required prior to taking official action. The agenda was reviewed and each director affirmed any conflicts of interest, stating the fact and summary nature of any such matters as required. The Board determined that participation by the members present was necessary to obtain a quorum and enable the Board to act.

3. **Approval of Minutes**
    a. Upon motion duly made, seconded, and unanimously carried, the minutes of the July 31, 2025 Special meeting were approved.

4. **Annual Administrative Matters 2026**
    a. **Statements of Qualification of Directors**
    Directors were reminded to update and submit their Statements of Qualification.
    b. **Disclosure Matters/Update General Conflict forms:**
    Board members were reminded to review and complete updated Conflict of Interest forms.
    c. **Approval of Annual Administrative Resolution for 2026**
    The Board reviewed the draft of the Annual Administrative Resolution for 2026. Upon motion made, seconded and unanimously carried, the Annual Administrative Resolution for 2026 was accepted.

5. **Financial Report/Claims Payable**
    a. **Financial Report / Payment of Claims**
    The Board reviewed the current financial report. Payment of claims was approved as presented. Upon motion made, seconded and unanimously carried the financials were approved.

6. **Public Hearing regarding proposed 2026 Budget and, if necessary, 2025 Amended Budget**
    a. The proposed 2026 Budget was reviewed. Upon motion made, seconded and unanimously carried the financials were approved.
7. **Management Matters**
    a. **District Manager Report**
    The Angela Watts an operational update, including current maintenance and vendor coordination.
    b. **Renewal of District Landscaping**
    The Board reviewed the landscaping contract from Environmental Designs. Upon motion made, seconded and unanimously carried the Landscaping Contract was approved
    c. **Renewal of District Snow Removal**
    The Board reviewed the snow removal contract from Environmental Designs. Upon motion made, seconded and unanimously carried the snow removal Contract was approved

d. **Discussion Regarding Delinquency Status Report**
The legal team provided a report on delinquencies. No immediate actions were taken; monitoring will continue.

8. **Legal Matters**
   a. **Recap of July Meeting Items**
   b. **Updated CORA Resolution Policy**
   c. **Other**

9. **Other Business**
   a. No additional items were raised

10. **Public Comment**
    a. There were no discussions conducted in the public forum.

11. **Adjournment**
    a. There being no further business to come before the Board, upon motion duly made and unanimously carried, the meeting was adjourned at 6:30 p.m.

/s/ Grant Platt

Secretary for the Meeting