

# SPECIAL DISTRICT TRANSPARENCY INFORMATION

Pursuant to section 32-1-809, Colorado Revised Statutes

This information must be provided annually to the eligible electors  
of the district no later than January 15.



Print Page

**\*Note that some information provided herein may be subject to change after the notice is posted.**

User Name:	<input type="text" value="LincolnMeadows"/>
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<b>District's Name</b>	
Name:	<input type="text" value="Lincoln Meadows Metropolitan District"/>

<b>District's Principal Business Office</b>	
Name:	<input type="text"/>
Address:	<input type="text" value="9068 Forsstrom Drive, #C-1"/>
City:	<input type="text" value="Lone Tree"/>
Zip:	<input type="text" value="80124"/>
Telephone:	<input type="text" value="303-840-3295"/>

<b>District's Physical Location</b>	
Counties:	<input type="text" value="Douglas"/>

<b>Primary Contact Person or District Manager</b>	
Name:	<input type="text" value="Carol Leo"/>
Telephone:	<input type="text" value="303-840-3295"/>

<b>Regular Board Meeting Information</b>	
Location:	<input type="text" value="Strawberry Holdings, Inc."/>
Address:	<input type="text"/>

	<input type="text" value="9068 Forsstrom Drive, #C-1"/>
City:	<input type="text" value="Lone Tree"/>
Day(s):	<input type="text" value="As needed"/>
Time:	<input type="text" value="As scheduled"/>

**Posting Place for Meeting Notice**

Location:	<input type="text" value="Lincoln Meadows Pkwy &amp; Twenty Mile Road"/>
Address:	<input type="text"/>
City:	<input type="text" value="Parker, CO"/>

**Notice of Proposed Action to Fix or Increase Fees, Rates, Tolls, Penalties or Charges for Domestic Water or Sanitary Sewer Services**

Location:	<input type="text"/>
Address:	<input type="text"/>
City:	<input type="text"/>
Date:	<input type="text"/>
Notice:	<input type="text"/>

**Current District Mill Levy**

Mills:	<input type="text" value="44.650"/>
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**Ad Valorem Tax Revenue**

Revenue reported may be incomplete or unaudited as of the date this Notice was posted.

Amount (\$)	<input type="text" value="\$375,713 (estimated/unaudited)"/>
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**Date of Next Regular Election**

Regular elections for special districts are held in May of even-numbered years on the Tuesday succeeding the first Monday of the month. Regular elections are held for the purpose of electing members to the board of directors and other public questions, if any.

Date:	<input type="text" value="May 8, 2018"/>
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**Pursuant to 24-72-205 C.R.S**

The district's research and retrieval fee is 30.00 per hour

District Policy:

WHEREAS, pursuant to §32-1-1001(1)(h), C.R.S., the Board of Directors of the Lincoln Meadows Metropolitan District ("District") is responsible for the management, control and supervision of all of the business and affairs of the District; and

WHEREAS, pursuant to §32-1-1001(1)(i), C.R.S., the Board of Directors of the District has the authority to appoint an agent; and

WHEREAS, the Board of Directors of the District has determined that it is appropriate to designate an official custodian of the District's records for the protection of such records and in order to permit their inspection by persons entitled to examine and copy such records in an orderly fashion; and

WHEREAS, the Board of Directors of the District has determined that it is appropriate to adopt a policy on responding to open records requests; and

WHEREAS, the Board of Directors fully supports, and complies with, all Federal and State laws relating to the retention, protection and disclosure of District records including, but not limited to, the Colorado Open Records Act, Title 24, Article 72, Part 2, C.R.S. ("CORA"), the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), and the Privacy Rule promulgated by the U.S. Department of Health and Human Services which interprets and implements HIPAA; and

WHEREAS, it is the policy of the District that all public records shall be open for inspection by any person at reasonable times, except as otherwise provided by law; and

WHEREAS, public records are defined by CORA as all writings made or maintained by the District, regardless of the format or medium of the records, subject to certain exceptions and public records expressly include e-mail communications.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Lincoln Meadows Metropolitan District that:

1. Official Custodians.
  - (a) Jill Smith, the Secretary to the District, is hereby designated as the Primary Official Custodian responsible for the maintenance, care and keeping of all records of the District, except as provided herein.
  - (b) The Official Custodians shall have the authority to designate such agents as they shall determine appropriate to perform any and all acts necessary to enforce and execute the provisions of this Resolution.
2. Policy on Responding to Open Records Request. The following are general policies concerning the release of records:
  - (a) All public records of the District shall be open for inspection at the times designated herein, unless prohibited by the provisions of CORA or policies adopted by the Board of Directors in conformance with CORA.
  - (b) Every request to inspect and/or copy any District record (a "Records Request") shall be submitted to the District's Official Custodian in writing and be specific as to the information desired. If not submitted to the Official Custodian, any District employee or Board Member that receives the Records Request shall immediately send the Records Request to the Official Custodian.
  - (c) If any question arises as to the propriety of fully complying with a Records Request, the Official Custodian shall immediately forward it to the District's legal counsel.
  - (d) The District's legal counsel shall determine the District's obligations under the applicable Federal and/or State law(s). If the District is permitted to make records available for inspection in whole or in part, the District's legal counsel will so notify the District's Official Custodian, who will assemble the disclosable requested documents for inspection and/or copying in accordance with applicable Federal or State law.
  - (e) If the District's legal counsel determines the District is not permitted by Federal or State law to make records available for inspection in whole or in part, legal counsel shall provide a written response to the party submitting the Records Request stating the legal basis upon which the Records Request in whole or in part is being denied.
  - (f) Pursuant to CORA, all records must be made available for inspection within three (3) working days from the Official Custodian's receipt of the request, unless extenuating circumstances exist. The deadline may be extended by seven (7) working days if extenuating circumstances exist and the requesting party is notified of the delay within three (3) working days of the Official Custodian's receipt of the request. The Official Custodian may set the time during normal office hours and the place for records to be inspected, and require that the Official Custodian or a delegated employee be present while the records are examined.
  - (g) The Custodian may charge the following fees (collectively, the "Fees") for responding to a

**Records Request:**

- (i) Printouts, photographs, and copies, when requested, will be provided at a cost of twenty-five cents (\$.25) per standard page, and at the actual costs of production for any non-standard page (the "Copying Fee"). A standard page shall mean an 8.5-inch by 11-inch black and white copy.
- (ii) When it is impractical to make the copy, printout, or photograph of the requested record at the place where the record is kept, the Official Custodian may allow arrangements to be made for the copy, printout, or photograph to be made at other facilities and the cost of providing the requested records will be paid by the person making the request (the "Outside Copying Fee").
- (iii) If a copy, printout or photograph of a public record is necessary or requested to be provided in a format other than a standard page, the costs will be assessed at the actual cost of production (the "Production Fee").
- (iv) If data must be manipulated in order to generate a record in a form not otherwise used by the District, such data manipulation will be assessed at the actual costs to the District (the "Manipulation Fee").
- (v) The cost for transmitting the requested records will be charged at the actual cost of such delivery (the "Transmission Fee"). Transmission Fees will not be charged for transmitting any record via electronic mail, when requested.
- (vi) When the location or existence of specific documents must be researched and the documents must be retrieved, sorted or reviewed for applicability to the request, and such process requires more than one (1) hour of staff time, the Custodian may charge a research and retrieval fee not to exceed thirty dollars (\$30.00) per hour (the "Research and Retrieval Fee").
- (vii) If any requested records are protected by a privilege (for example, but not limited to, the work product or attorney-client privileges) the District may charge the actual costs of creating a privilege log identifying the privileged records (the "Privilege Fee"). If legal assistance or review is necessary to create the privilege log, the Privilege Fee may include the actual costs for such legal assistance.
- (h) If the estimated Fees to produce the records will exceed \$100.00, the District may require a 50% deposit of the estimated Fees prior to commencing work to produce the records. Payment of the remainder of the Fees, including all actual costs exceeding the estimated amount, must be made prior to the time of inspection or release of the final work product or copies.
- (i) No person shall be permitted to inspect or copy any records of the District if, in the opinion of the Official Custodian after consultation with the District's legal counsel, such inspection or copying would come within the prohibition of one or more exemptions set forth in CORA.
3. Severability. If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.
4. Effective Date. This Resolution shall take effect and be enforced immediately upon its approval by the Board of Directors of the District.

District contact information for open records request:

Jill Smith  
303-840-3295

**List Names of District Board Members****Names of District Board Members****Board President**

Name:

Contact Info:

Election: Will this office be on the ballot at the next regular election?  
 Yes  No

**Names of District Board Members**

**Board Member 2**

Name:

Contact Info:

Election: Will this office be on the ballot at the next regular election?  
 Yes  No

**Names of District Board Members**

**Board Member 3**

Name:

Contact Info:

Election: Will this office be on the ballot at the next regular election?  
 Yes  No

**Names of District Board Members**

**Board Member 4**

Name:

Contact Info:

Election: Will this office be on the ballot at the next regular election?  
 Yes  No

**Names of District Board Members**

**Board Member 5**

Name:

Contact Info:

Election: Will this office be on the ballot at the next regular election?  
 Yes  No

**Names of District Board Members**

**Board Member 6 (For 7 Member-Board)**

Name:

Contact Info:

Election: Will this office be on the ballot at the next regular election?  
 Yes  No

**Names of District Board Members**

**Board Member 7 (For 7 Member-Board)**

Name:

Contact Info:

Election: Will this office be on the ballot at the next regular election?  
 Yes  No

**Board Candidate Self-Nomination Forms**

Any eligible elector of the special district who desires to be a candidate for the office of special district director must file a self-nomination and acceptance form or letter with the designated election official.

**Deadline for Self-Nomination Forms**

Self-nomination and acceptance forms or letters must be filed not less than 67 days before the date of the regular election.

**District Election Results**

The district's election results will be posted on the website of the Colorado Secretary of State ([www.sos.state.co.us](http://www.sos.state.co.us)) and the website indicated below, if any.

Website:

**Permanent Mail-In Voter Status**

Absentee voting and Permanent absentee voter status (formerly Permanent Mail-In voter status): Where to obtain and return forms

Applications for absentee voting or for permanent absentee voter status are available from and must be returned to the Designated Election Official.

**Notice Completed By**

Name:	<input type="text" value="Sarah Luetjen"/>
Title:	<input type="text" value="Paralegal, Collins Cockrel &amp; Cole"/>
Email:	<input type="text" value="sluetjen@cccfirm.com"/>
Dated:	<input type="text" value="December 7, 2016"/>

**Close**