



**PUBLIC NOTICE OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS**

PUBLIC NOTICE is hereby given that a regular meeting of the Board of Directors of Lupton Village Residential Metropolitan District of the County of Weld, State of Colorado, shall be held on Thursday September 14, 2023 at 5:00 pm at the Fort Lupton Recreation Center (203 S Harrison Ave Ft Lupton, CO 80621). At such meeting, the Board shall conduct the regular business of the District and other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute this 11th day of September 2023.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Charles Wolfersberger
District Manager

Lupton Village Residential Metropolitan District

Regular Board Meeting Agenda

(Thursday September 14, 2023)

Directors	Office	Term Expiration
Jeana Hughes	President	May 2027
Jordan Wipf	Treasurer	May 2025
Bradly Kaatz	Secretary	May 2027
William Johanningmeier		May 2025
Andrew Gerk		May 2025

Meeting Start Time: 5:00pm

Meeting Location: Fort Lupton Recreation Center (203 S Harrison Ave Ft Lupton, CO 80621)

Online meeting access will be available at: www.gotomeet.me/Wolfersberger

- I. **Roll Call**
- II. **Call to Order/Declaration of quorum**
- III. **Present disclosures of potential conflicts of interest**
- IV. **Administrative Matters**
 - 1) Review and approve meeting agenda
 - 2) Review and consider May 02, 2023 board meeting minutes [**Exhibit 01a**]
 - 3) Review and consider May 25, 2023 board meeting minutes [**Exhibit 01b**]
 - 4) Review and consider July 7, 2023 board meeting minutes [**Exhibit 01c**]
 - 5) Review and consider Email Policy [**Exhibit 02a**]
 - 6) Review and consider Meeting Conduct Policy [**Exhibit 02b**]
 - 7) Review and consider Adoption of Policies and Procedures [**Exhibit 02c**]
 - 8) Review and consider Records Inspection and Retention Policy [**Exhibit 02d**]
 - 9) Review and consider Collection Policy [**Exhibit 02e**]
 - 10) Review and consider covenant enforcement policy [**Exhibit 02f**]
 - 11) Review and consider Design Guidelines and Standards for Single Family Homes [**Exhibit 03a**]
 - 12) Review and consider Design Guidelines and Standards for Townhomes [**Exhibit 03b**]
- V. **Financial and Contractual Matters:**
 - 1) Status update – District bank accounts
 - 2) Review and consider Fort Lupton Recreation Center sidewalk project (Gerardo Concrete) [**Exhibit 04**]
 - 3) Review and discuss July 26th default notice and FTL response to default notice [**Exhibit 05**]
 - 4) Review and discuss status of landscape install and related contractor warranties.
 - 5) Review and consider snow removal bids for 2023 – 2024 season [**Exhibit 06**]
- VI. **Public Comments – (3 minutes per homeowner)**
- VII. **Director Matters**
- VIII. **Adjournment**

The next board meeting will be held at 5pm on Tuesday November 28, 2023 at the Fort Lupton Recreation Center (203 S Harrison Ave Ft Lupton, CO 80621).