



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

PUBLIC NOTICE is hereby given that a special meeting of the Board of Directors of Lupton Village Residential Metropolitan District of the County of Weld, State of Colorado, shall be held on Monday October 2, 2023 at 4:00 pm in an online meeting at www.gotomeet.me/Wolfersberger . Members of the public may also participate via phone using the dial-in number (571) 317-3112 and access code #937-865-597). At such meeting, the Board shall conduct the special 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 26th day of September 2023.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Charles Wolfersberger
District Manager

Lupton Village Residential Metropolitan District Special Board Meeting Agenda (Monday October 02, 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: 4:00pm

Meeting Location: Online meeting at: www.gotomeet.me/Wolfersberger

- I. **Roll Call**
- II. **Call to Order/Declaration of quorum**
- III. **Present disclosures of potential conflicts of interest**
- IV. **Public Comments – (3 minutes per homeowner)**
- V. **Director Matters**
- VI. **Administrative Matters**
 - 1) Review and approve meeting agenda
 - 2) Review and consider May 02, 2023 board meeting minutes [**Exhibit 01a**]
 - 3) Review and consider September 14, 2023 board meeting minutes [**Exhibit01b**]
 - 4) Review and consider Email Policy [**Exhibit 02a**]
 - 5) Review and consider Parking enforcement and towing policy
 - 6) Review and consider Design Guidelines and Standards for Single Family Homes[**Exhibit 03a**]
 - 7) Review and consider Design Guidelines and Standards for Townhomes [**Exhibit 03b**]
- VII. **Financial and Contractual Matters:**
 - 1) Review and consider Check Register [**Exhibit 4**]
 - 2) Review and consider Fort Lupton Recreation Center sidewalk project (Gerardo Concrete) [**Exhibit 07**]
 - 3) Review and consider Engagement Letter with Altitude Law [**Exhibit 05**]
 - 4) Review and discuss status of landscape installation and related contractor warranties.
 - 5) Review and consider snow removal bids for 2023 – 2024 season [**Exhibit 06**]
 - 6) Review and consider Pet Waste Stations [**Exhibit 08**]
 - 7) Review and discuss \$50.00 monthly service fee added to J&J landscaping services for pet waste removal.
- 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).