

RECORD OF PROCEEDINGS

MINUTES OF THE JOINT SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF THE
LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT AND THE
LUPTON VILLAGE COMMERCIAL METROPOLITAN DISTRICT

Held: Thursday, June 17, 2021 at 4:00 PM by video conference
at <https://us02web.zoom.us/j/86984616450>, Meeting
ID: 869 8461 6450 by telephonic Conference at +1 669
900 9128

Attendance

The joint special meeting of the Board of Directors of the Lupton Village Residential Metropolitan District and the Lupton Village Commercial Metropolitan District was called and held, as shown, in accordance with Colorado law. The following directors confirmed their qualification to serve on the Board:

William J. Johanningmeier
Josef Guetlein
Andrew Gerk
Fred Croci

Absent was Director Dennis Johanningmeier, whose absence was excused.

Also present:

Michael Davis and Marisa Davis, Law Office of Michael E. Davis, LLC;
Melissa Wheeler
Dylan Hinckley
Alex Carlson, Centennial Consulting Group

Consent Agenda

Mr. Carlson noted that a quorum of the Boards was present, and the Directors confirmed their qualification to serve.

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Mr. Davis advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Boards reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

The Boards discussed approving the Agenda for the June 17, 2021 special meeting of the Board of Directors of the Lupton Village Residential and Commercial Metropolitan Districts.

The minutes for the May 21, 2021 special meeting of the Board of Directors of the Lupton Village Residential and Commercial Metropolitan Districts were reviewed by the Boards.

Following discussion, upon the motion of Director Croci, seconded by Director Gerk, the Boards unanimously approved the Consent Agenda as presented.

Declaration of Covenants,
Conditions, and Restrictions

The Board of the Residential District considered approval of the Declaration of Covenants, Conditions, and Restrictions for Lupton Village PUD and Lupton Village Residential Metropolitan District. Upon the motion of Director Croci and second by Director Guetlein, the Board approved the Declaration of Covenants, Conditions, and Restrictions for Lupton Village PUD and Lupton Village Residential Metropolitan District subject to minor changes that need to be made.

Supplemental Declaration and
Party Wall Agreement

The Board of the Residential District considered approval of the Supplemental Declaration and Party Wall Agreement for Lupton Village Townhomes. Upon the motion of Director Croci and second by Director Guetlein, the Board approved the Supplemental Declaration and Party Wall Agreement for Lupton Village Townhomes subject to minor changes that need to be made.

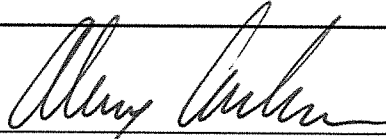
Operations and Maintenance

The Board of the Residential District considered approval of a Resolution of the Lupton Village Residential Metropolitan District to Adopt a Fee to Cover the Operations and Maintenance of District Property and Easements Associated with the Lupton Village Townhomes.

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	<p>Upon the motion of Director Croci and second by Director Guetlein, the Board unanimously approved the Resolution of the Lupton Village Residential Metropolitan District to Adopt a Fee to Cover the Operations and Maintenance of District Property and Easements Associated with the Lupton Village Townhomes</p>
Single Family Architectural Guidelines	<p>The Board of the Residential District considered approval of the Lupton Village Single Family Architectural Guidelines. Upon the motion of Director Gerk and second by Director W. Johanningmeier, the Board unanimously approved the Lupton Village Single Family Architectural Guidelines.</p>
Townhome Architectural Guidelines	<p>The Board of the Residential District considered approval of the Lupton Village Townhome Architectural Guidelines. Upon the motion of Director W. Johanningmeier and second by Director Croci, the Board unanimously approved the Lupton Village Townhome Architectural Guidelines.</p>
Appointment of Architectural Review Committee	<p>The Board of the Residential District considered appointments to the Architectural Review Committee. Upon the motion of Director Croci and second by Director W. Johanningmeier, the Board unanimously approved the appointments of Zack Cesar, Andy Gerk and Melissa Wheeler to the Architectural Review Committee.</p>
Independent District Engineer Services, LLC	<p>The Board of the Residential District considered ratification of the agreement with Independent District Engineer Services, LLC to Provide Ongoing Third-Party Cost Verification Services. Upon the motion of Director Gerk and second by Director Guetlein, the Board unanimously approved the ratification of the agreement.</p>
Other Business	<p>Trash Removal, Landscape Maintenance, and CCG's contract addendum were discussed. A decision was tabled until the next meeting.</p>
Next Meeting	<p>The next regular meeting of the Board of Directors is scheduled for the first Thursday of November at 4:30 P.M.</p>
Adjournment	<p>There being no further business to come before the Board, upon motion by Director Croci and seconded by Director Gerk, the Board unanimously adjourned the meeting.</p>

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Secretary of the meeting