

## RECORD OF PROCEEDINGS

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### MINUTES SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF THE LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

Held: Thursday, July 8, 2021 at 10:00 AM by video conference  
at <https://us02web.zoom.us/j/81950343933> , Meeting ID:  
819 5034 3933 by telephonic Conference at +1 669 900  
9128

#### Attendance

The special meeting of the Board of Directors of the Lupton Village Residential 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. Johannningmeier  
Josef Guetlein  
Fred Croci  
Dennis Johannningmeier

Absent was Andrew Gerk, whose absence was excused.

Also present:

Michael Davis and Marisa Davis, Law Office of Michael E. Davis, LLC;  
Alex Carlson and Andrea Weaver, Centennial Consulting Group

#### Consent Agenda

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

Mr. Davis advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board 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 Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

The Board discussed approving the Agenda for the July 8, 2021 special meeting of the Board of Directors of the Lupton Village Residential Metropolitan District.

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The minutes for the June 17, 2021 Lupton Village Residential Metropolitan District Meeting were reviewed by the Board.

Following discussion, upon the motion of Director Croci and second by Director W. Johanningmeier, the Boards unanimously approved the Consent Agenda as presented.

Public Hearings and consideration of the inclusion and exclusion of real property

The Board considered a Petition from For Lupton Commercial, General Partnership, LLP to include certain property into Lupton Village Residential Metropolitan District and Considered the Adoption of a Resolution and Order for Inclusion of Real Property. Mr. Davis explained the property included in the Petition. Following a motion by Director W. Johanningmeier the Board opened the Public Hearing. Hearing no public comment, following a motion by Director W. Johanningmeier the Board closed the public hearing. Following discussion, upon the motion of Director Croci and second by Director W. Johanningmeier, the Board unanimously approved the Petition from Fort Lupton Commercial, General Partnership, LLP to include certain property into Lupton Village Residential Metropolitan District and Adopted the Resolution and Order for Inclusion of Real Property subject to the finalization of the legal description.

The Board considered a Petition from FTL Land Assemblage, LLP to exclude certain property from Lupton Village Residential Metropolitan District and Considered Adoption of a Resolution and Order for Exclusion of Real Property. Following a motion by Director W. Johanningmeier the Board opened the Public Hearing. Hearing no public comment, following a motion by Director W. Johanningmeier the Board closed the public hearing. Following discussion, upon a motion made by Director Croci and second by Director W. Johanningmeier, the Board unanimously approved the Petition from FTL Land Assemblage, LLP to exclude certain property from Lupton Village Residential Metropolitan District and Adopted the Resolution and Order for Exclusion of Real Property.

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- Rules and Regulations                      The Board considered the Adoption of Rules and Regulations Governing Enforcement of the Covenants, Conditions, and Restrictions of Lupton Village PUD and Resolution related to same. Following discussion, upon the motion of Director W. Johanningmeier and second by Director Guetlein, the Board unanimously approved the Adoption of Rules and Regulations Governing Enforcement of the Covenants, Conditions, and Restrictions of Lupton Village PUD and Resolution related to same subject to review and approval by a committee of Director W. Johanningmeier and Director Gerck.
- Change in Meeting Location                The Board considered the Resolution of the Board of Directors Designating Location of Regular and Special Meetings Outside the Boundaries of the District. Mr. Davis explained the Resolution. Following discussion, upon the motion of Director W. Johanningmeier and second by Director Guetlein, the Board unanimously approved the Resolution of the Board of Directors Designating the Location of an upcoming Special Meeting Outside the Boundaries of the District to be held Tuesday, July 20, 2021 at 9:00 AM at the Fort Lupton Recreation Center located at 203 S. Harrison Ave Fort Lupton, CO 80621.
- Trash Services                                The Board considered Approval of Best Cleaner Disposal's (B.C.D.) Contract for Trash Services. Following discussion, upon the motion of Director W. Johanningmeier and second by Director Croci, the Board unanimously approved the Best Cleaner Disposal's (B.C.D.) Contract for Trash Services.
- Landscaping Services                      The Board considered Approval of Miller Landscape & Lawn Maintenance LLC's Contract for Landscaping Services. Following discussion, upon the motion of Director W. Johanningmeier and second by Director Croci, the Board unanimously approved the Miller Landscape & Lawn Maintenance LLC's Contract for Landscaping Services.
- Townhome Management Services        The Board considered Approval of Centennial Consulting Group's (CCG's) Contract Addendum for Townhome Management Services. Following discussion, upon the motion of Director Croci and second by Director W. Johanningmeier, the Board unanimously approved Centennial Consulting Group's (CCG's) Contract Addendum for Townhome Management Services.

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Operations and Maintenance  
Reimbursement Costs

The Board considered Acceptance of Operations and Maintenance Reimbursement Costs. Following discussion, upon the motion of Director Croci and second by Director W. Johanninger, the Board unanimously approved the reimbursement of \$8,192.50 plus \$180.68 (total of \$8,373.18) to FTL Land Assemblage LLLP for an advance made for operations on March 15, 2021.

Other Business

The Board considered a funding request in the amount of \$28,859.65 submitted by the District's accountant pursuant to the IGA Re: Shared Costs dated May 21, 2021 between the District and Lupton Village Commercial Metropolitan District (the "Commercial District"). Following discussion, upon the motion of Director Croci and second by Director W. Johanninger, the Board unanimously approved the funding request for consideration by the Board of the Commercial District.

Next Meeting

The next Special Meeting of the Board of Directors for the Lupton Village Residential Metropolitan District will be Tuesday, July 20, 2021 at 9am and will be held in person at the Fort Lupton Recreation Center in the Senior Center Portion of the building.

The next regular meeting of the Board of Directors is scheduled for the first Thursday of November at 4:30 P.M.

Adjournment

There being no further business to come before the Board, upon motion by Director W. Johanninger and seconded by Director Croci, the Board unanimously adjourned the meeting.



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Secretary of the meeting