

RECORD OF PROCEEDINGS

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

Held: Thursday, March 10, 2022 at 1:00 PM by video conference

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. Johanningmeier
Josef Guetlein
Fred Croci
Andrew Gerck

Absent and Excused:

Dennis Johanningmeier

Also present:

Alex Carlson and Andrea Weaver, Centennial Consulting Group, LLC
Michael Davis and Marisa Davis, Michael Davis Law Office, LLC
Jeff Erb, Seter Vander Wall, P.C.
Barrett Marrocco, Independent District Engineering Services

(a) Call to Order

Call to Order: Mr. Carlson called the meeting to order.

(b) Disclosures of Potential Conflicts of Interest

Declaration of Quorum: 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.

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Cost Certification Report #4	The Board discussed and reviewed the Cost Certification Report No. 4 dated February, 2022 from Independent District Engineering Services.
Public Comment	None.
Reimbursement to the Developer	Following discussion, upon a motion made by Director Croci, and seconded by Director Guetlein, the Board unanimously approved reimbursement in the amount of \$684,612.85 to Eastman Properties, LLC.
Party Wall Agreement for Townhomes	Following discussion, upon a motion made by Director W. Johanningmeier, and seconded by Director Croci, the Board unanimously approved the second supplemental declaration and party wall agreement for the Lupton Village Townhomes.
Operations and Maintenance Fee	Following discussion, upon a motion made by Director W. Johanningmeier, and seconded by Director Croci, the Board unanimously approved the Resolution to Adopt a Fee to Cover the Operations and Maintenance of District Property and Easements Associated with the Lupton Village Townhomes.
Other Business	The Board discussed trash service for the neighborhood.
Adjournment	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.


Fred Croci (Nov 15, 2022 17:45 CST)

Secretary of the meeting