

RECORD OF PROCEEDINGS

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

Held: Thursday, November 17, 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
Deborah Johanningmeier
Josef Guetlein
Fred Croci
Andrew Gerk

Absent and Excused:
None

Also present:
Alex Carlson and Andrea Weaver, Centennial Consulting Group, LLC
Michael Davis, Marisa Davis, Michael Davis Law Office, LLC

Members of the Public:

Brad Katz
Katelyn Garcia
Jeana Hughes

- (a) Call to Order Call to Order: Mr. Carlson called the meeting to order at 1:01 PM.
- (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.

RECORD OF PROCEEDINGS

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.

Special Meeting Minutes –
9/22/2022

Following discussion, upon a motion made by Director W. Johanningmeier, and seconded by Director Croci, upon vote the Board unanimously approved the Special Meeting Minutes from 9/22/2022.

Review and Consider Approval
of Renewal Letter of
Engagement for Management,
Administrative, and Accounting
Services with CCG

Upon review and consideration, upon a motion made by Director Croci, and seconded by Director W. Johanningmeier, upon vote the Board unanimously approved the renewal subject to Director Gerck reviewing the documentation.

Ratification and Approval of
Payment of Claims

Following discussion, upon a motion made by Director Croci, and seconded by Director W. Johanningmeier, upon vote the Board unanimously ratified and approved the Payment of Claims through November 17, 2022.

Unaudited Financial Statements
for the Period ending
September 30, 2022

The Board reviewed the Unaudited Financial Statements for the Period ending September 30, 2022. Following review, upon a motion made by Director W. Johanningmeier, and seconded by Director Guetlein, upon vote the Board authorized the posting of the Unaudited Financial Statements.

Public Hearing to Consider
Approval of 2023 Budget

Director W. Johanningmeier opened the public hearing. There were no comments. Director W. Johanningmeier closed the public hearing.

Adopt 2023 Budget, Certify
Mill Levy, and Appropriate
2023 Expenditures

Following discussion, upon a motion made by Director Croci, and seconded by Director W. Johanningmeier, upon vote the board unanimously adopted the 2023 Budget, certified the Mill Levy, and appropriated the 2023 expenditures.

Discuss Selection Process for
an Auditor for the District

Following discussion, upon a motion made by Director Croci, and seconded by director Gerck, upon vote the Board unanimously approved the engagement agreement of Haynie

RECORD OF PROCEEDINGS

and Company as Auditor for the district not to exceed \$8,000 dollars.

Consider Approval of a Resolution Regarding the Waiver of Public Liability Insurance Requirements for Homeowners

Following consideration, upon a motion made by Director Gerk, and seconded by Director Croci, upon vote the Board unanimously approved the provision of a waiver of public liability insurance requirements for homeowners.

Review and Consider Approval of Cost Certification Report No. 6 from Independent District Engineering Services

Following review and consideration, upon a motion made by Director Gerk, and seconded by Director Croci, upon vote the Board unanimously approved the Cost Certification Report No. 6.

Review and Consider Approval of Reimbursement to Eastman Properties

Following review and consideration, upon a motion made by Director Croci, and seconded by Director W. Johanningmeier, upon vote the Board unanimously approved the reimbursement of Eastman Properties.

Update on Status Development – Discuss Timing of Declarations for The Flats at Lupton Village and Management Requirements

Director Gerk updated the Board on the Timing of Development. Following discussion, upon a motion made by Director Croci, and seconded by Director Gerk, upon vote the Board unanimously ratified the consent to enforce a supplemental declaration for The Flats at Lupton Village.


Other Business

a. IDES Change Order

The Board discussed the IDES requested change order. Following discussion, the Board authorized Director W. Johanningmeier to execute the change order subject to ratification at the next meeting of the Board.

Adjournment

Upon a motion made by Director Croci, and seconded by Director Gerk, the Board unanimously moved to adjourn the meeting.


[Fred Croci \(Apr 6, 2023 13:35 MDT\)](#)

Secretary of the meeting