

RECORD OF PROCEEDINGS

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

Held: Tuesday, March 28, 2022 at 9:30 AM at 2619 Canton Court, Suite A, Fort Collins, CO 80525 and by video and telephone conference on <https://us02web.zoom.us/j/87030101986?pwd=M09yVmFIVkpDYklMTmdJN1BYdzlXZz09;>
teleconference: +1 (346) 248 7799; **Meeting ID:** 870 3010 1986

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 Gerck

Absent and Excused:
None

Also present:
Alex Carlson and Andrea Weaver; Centennial Consulting Group, LLC
Michael Davis, Marisa Davis, and Hilary Adams; Michael Davis Law Office, LLC
Barret Marrocco, IDES, LLC

Members of the Public:

Jeana Hughes
Chee

- (a) Call to Order Call to Order: Mr. Carlson called the meeting to order at 9:33 AM.
- (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.

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	<p>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.</p>
Public Comment	<p>Ms. Hughes requested that Board packets be sent to her when requested in advance of board meetings; questioned the cost certification report, developer reimbursement and other items on the agenda; and inquired about District's debt.</p> <p>Chee commented on her desire to change the design of the District playground. She also noted that she did not like portions of the landscaping in the neighborhood.</p>
Special Meeting Minutes – 11/17/2022	<p>Following discussion, upon a motion made by Director Gerk and seconded by Director Croci, upon vote the Board unanimously approved the Special Meeting Minutes from 11/17/2022.</p>
Ratification and Approval of Payment of Claims	<p>Following discussion, upon a motion made by Director Gerk, and seconded by Director Croci, upon vote the Board unanimously ratified the Payment of Claims for the period ending February 28, 2023.</p>
Unaudited Financial Statements for the Period ending January 31, 2023	<p>Ms. Weaver described the Unaudited Financial Statements for the period ending January 31, 2023. The Board reviewed the unaudited financial statements. No action was taken.</p>
Consider Ratification of Approval of the Addendum to the Services Agreement with IDES	<p>Following consideration, upon a motion made by Director Croci, and seconded by Director Guetlein, and upon vote the Board unanimously ratified the Addendum to the Services Agreement with IDES, LLC.</p>
Review and Consider Approval of Cost Certification Report No. 7 from Independent District Engineering Services	<p>Mr. Marrocco presented the Cost Certification Report No. 7. Following review and consideration, upon a motion made by Director Croci, and seconded by Director Guetlein, upon vote the Board unanimously approved the Cost Certification Report No. 7 from Independent District Engineering Services (IDES) in the total of \$2,974,613.60.</p>

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Consider Approval of Developer Reimbursement In Connection With Cost Certification Report No. 7

Following consideration, upon a motion made by Director Croci, and seconded by Director Guetlein, upon vote the Board unanimously approved the Developer Reimbursement in connection with the Cost Certification Report No. 7 as amended to use all remaining project funds subject to confirmation by the District Accountant.

Consider Approval of Intergovernmental Agreement Regarding Reimbursement of Capital Advances

Mr. Davis described the Intergovernmental Agreement Regarding Reimbursement of Capital Advances between the Residential and Commercial Districts (“IGA”), noting that this would benefit the residents, taxpayers and service users in the Residential District by allowing the Commercial District to assist in funding future public improvements in the Residential district, as well as reimbursing the developers for completed improvements. Mr. Davis also pointed-out that reimbursements from the Residential district to the Commercial district would bear no interest, further benefitting the Residential district. Following consideration, upon a motion made by Director Croci, and seconded by Director Gerk, upon vote the Board unanimously approved the IGA.

Discuss Timing of Declaration for The Flats at Lupton Village and Management Requirements for Same

The Board discussed. No action was taken at this time.

Other Business

None

Adjournment

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



Fred Croci (May 22, 2023 12:20 MDT)

Secretary of the meeting