



**PUBLIC NOTICE OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS**

PUBLIC NOTICE is hereby given that a regular meeting of the Board of Directors of Lupton Village Residential Metropolitan District of the County of Weld, State of Colorado, shall be held on Tuesday November 28, 2023 at 5:00 pm at the Fort Lupton Recreation Center (203 S Harrison Ave Ft Lupton, CO 80621). At such meeting, the Board shall conduct the regular business of the District and other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute this 20<sup>th</sup> day of November 2023.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Charles Wolfersberger  
District Manager

# Lupton Village Residential Metropolitan District

## Regular Board Meeting Agenda

### November 28, 2023

Directors	Office	Term Expiration
Jeana Hughes	President	May 2027
Jordan Wipf	Treasurer	May 2027
Bradly Kaatz	Secretary	May 2027
William Johanningmeier		May 2025
Andrew Gerck		May 2025

Meeting Start Time: 5:00pm

Meeting Location: Fort Lupton Recreation Center (203 S Harrison Ave Ft Lupton, CO 80621)

- I. Roll Call**
- II. Call to Order/Declaration of quorum**
- III. Present disclosures of potential conflicts of interest**
- IV. Administrative Matters**
  - 1) Review and approve meeting agenda
  - 2) Review and consider October 02, 2023 board meeting minutes [**Exhibit 01**]
  - 3) Review and consider 2024 Administrative Resolution [**Exhibit 02**]
- V. Public Comments – (3 minutes per homeowner)**
- VI. Director Matters**
- VII. Financial and Contractual Matters:**
  - 1) Review and consider payment of claims [**Exhibit 03**]
  - 2) Review and consider director meeting stipend schedule [**Exhibit 04**]
  - 3) Review and consider funding agreement with Lupton Village Commercial Metro District [**Exhibit 05**]
  - 4) Public hearing on District’s proposed 2024 Budget
  - 5) Consider resolution to adopt 2024 budget, appropriate funds, set mill levies [**Exhibit 06**]
  - 6) Public hearing on proposed resolution to certify to the county Treasurer the collection – through the 2024 property tax collection process – of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 CRS
  - 7) Review and consider resolution to certify to the County Treasurer the collection of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 [**Exhibit 08**]
  - 8) Review and consider 2024 Landscaping Service Bids [**Exhibit 09**]
  - 9) Review and discuss 2022 and 2023 invoices from Miller Landscaping [**Exhibit 10**]
  - 10) Review and consider Fort Lupton Recreation Center sidewalk project (Gerardo Concrete) [**Exhibit 11**]
  - 11) Review and consider Parking Signs [**Exhibit 12**]
  - 12) Review and consider Common Area Rules and Enforcement Policy [**Exhibit 13**]
  - 13) Review and consider towing agreement with Villalobos Towing [**Exhibit 14**]
- VIII. Adjournment**