



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

PUBLIC NOTICE is hereby given that a special meeting of the Board of Directors of Lupton Village Residential Metropolitan District of the County of Weld, State of Colorado, shall be held on Thursday, January 4, 2024 at 5:00 pm online at www.gotomeet.me/Wolfersberger. 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 22nd day of December 2023.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Charles Wolfersberger
District Manager

Lupton Village Residential Metropolitan District Special Board Meeting Agenda Thursday January 04, 2024

Directors	Office	Term Expiration
Jeana Hughes	President	May 2027
Jordan Wipf	Treasurer	May 2025
Bradly Kaatz	Secretary	May 2027
Andrew Gerk		May 2025
Vacancy		May 2025

Meeting Start Time: 5:00pm

Meeting Location: online meeting at: www.gotomeet.me/Wolfersberger

- 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 November 28, 2023 board meeting minutes [**Exhibit 01**]
 - 3) Review and consider November 28, 2023 townhall meeting minutes [**Exhibit 01.1**]
 - 4) Consider filling board vacancy
 - 5) 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 funding agreement with Lupton Village Commercial Metro District [**Exhibit 03**]
 - 2) Continuation of public hearing on District’s proposed 2024 Budget
 - 3) Consider resolution to adopt 2024 budget, appropriate funds, set mill levies [**Exhibit 04**]
 - 4) Review and consider 2024 audit engagement letter from BF Borgers [**Exhibit 05**]
 - 5) Review and consider 2024 management and accounting contract submitted by Wolfersberger, LLC [**Exhibit 06**]
 - 6) Review and discuss snow removal trigger depth
 - 7) Review and consider parking signs [**Exhibit 07**]
 - 8) Review and consider towing agreement with Villalobos Towing [**Exhibit 08**]
- VIII. **Adjournment**