

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

Annual Townhall Meeting Minutes

Meeting Date: Tuesday, November 28, 2023

Meeting Time: 7:25 pm to 7:29 pm

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

I. Roll Call (7:25 pm)

The annual townhall meeting of the Board of Directors of the Lupton Village Residential Metropolitan District (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualification to serve on the Board, were in attendance:

Directors	Office	Attendance
Jeana Hughes	President	Present
Jordan Wipf	Treasurer	Present
Bradly Kaatz	Secretary	Present
William Johanningmeier	Assist. Secretary	Present
Andrew Gerk	Assist. Secretary	Present

Other individuals attending the meeting was District Managers Charles Wolfersberger and Jessica Reynolds (Wolfersberger, LLC) and the following homeowners: Mr. Douglas Bacon (503 S Rollie Ave #12B).

II. Call to Order

The District Manager noted a quorum of the Board was present, the Directors confirmed their qualifications to serve and, therefore, called the annual townhall meeting of the Board of Directors of the District to order.

III. Present disclosures of potential conflicts of interest

The Board reviewed the agenda for the meeting, following which Director Hughes and Director Kaatz disclosed no conflicts of interest with the topics to be discussed at the meeting. Director Wipf disclosed that he is a part owner of J&J Lawn Services, LLC – a contractor that has landscape contract with the District. Director Johanningmeier and Director Gerk reported that their conflict-of-interest disclosures were filed with the Colorado Secretary of State prior to the meeting.

IV. Introductions

The board of directors introduced themselves and noted their officer positions, time served on the board and number of years they have each lived within the community.

V. Year in Review

The District Manager briefly covered the following information:

- the proposed 2024 budget
- the District’s 2023 estimated annual revenues and expenditures
- the terms of the District’s 2021 bond debt and 2023 “fill-up” note

The District Manager also noted the District has not entered into any contracts to construct public infrastructure and does not plan to enter into any such construction contracts in 2024.

VI. Public Comments – None

VII. Meeting adjournment (7:29 pm)

There being no further business to come before the Board, and upon motion duly made by Director Hughes and unanimously carried, the meeting was adjourned.

DocuSigned by:
Brad Kaatz
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Secretary

1/8/2024

Date