



**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 Thursday February 8, 2024 at 5:30 pm at the Fort Lupton Library (370 S Rollie 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 1<sup>st</sup> day of February 2024.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Charles Wolfersberger  
District Manager

# Lupton Village Residential Metropolitan District

## Regular Board Meeting Agenda

### February 8, 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: 5:30pm

Meeting Location: Fort Lupton Library (370 S Rollie 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 January 04, 2024 board meeting minutes [**Exhibit 01**]
  - 3) Consider filling board vacancy [**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 financial reports [**Exhibit 04**]
  - 3) Review and consider revised management contract to include covenant enforcement services (Wolfersberger LLC) [**Exhibit 08**]
  - 4) Review and consider quotes for parking signs installation [**Exhibit 05**]
  - 5) Status update – completion of deeds and easements agreement
- VIII. Covenant Enforcement Matters**
  - 1) Enforcement Reports [**Exhibit 06**]
  - 2) Status update – Architectural Review Committee
  - 3) Review and discuss parking concerns [**Exhibit 07**]
- IX. Adjournment**

The next board meeting will be held at 5:30 pm on Thursday April 11, 2024 at the Fort Lupton Library (370 S Rollie Ave, Ft Lupton, CO 80621).