



**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 April 11, 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 1st day of April 2024.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Jessica Reynolds
District Manager

Lupton Village Residential Metropolitan District

Regular Board Meeting Agenda

April 11, 2024

Directors	Office	Term Expiration
Jeana Hughes	President	May 2027
Jordan Wipf	Treasurer	May 2025
Bradly Kaatz	Secretary	May 2027
Andrew Gerk	Asst. Secretary	May 2025
Joseph Lanute	Director	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 February 08, 2024 board meeting minutes [**Exhibit 01**]
 - 3) Review and consider Common Space Policy [**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) Status update – completion of deeds and easements agreement
- VIII. Covenant Enforcement Matters**
 - 1) Enforcement Reports [**Exhibit 05**]
 - 2) Status update – Architectural Review Committee
 - 3) Homeowner Appeals [**Exhibit 06**]
 - 4) Review and consider Design Guidelines to include Xeriscaping and other updates [**Exhibit 07**]
- IX. Adjournment**

The next board meeting will be held at 5:30 pm on Thursday June 13, 2024 online at https://meet.goto.com/district_meeting_room_04 .