



**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 August 08, 2024 at 5:30 pm online at https://meet.goto.com/district_meeting_room_04 . 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 August 2024.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Jessica Reynolds
District Manager

Lupton Village Residential Metropolitan District

Regular Board Meeting Agenda

August 08, 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: Online at https://meet.goto.com/district_meeting_room_04 .

- 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 June 13, 2024 board meeting minutes [**Exhibit 01**]
 - 3) Review and consider change of Legal Counsel for the District [**Exhibit 11**]
 - 4) Review and consider Alternative Dispute resolution [**Exhibit 02a**]
 - 5) Review and consider Conflicts of Interest resolution [**Exhibit 02b**]
 - 6) Review and consider Collection Policy resolution [**Exhibit 02c**]
- V. **Public Comments – (3 minutes per homeowner)**
- VI. **Director Matters**
- VII. **Landscape Maintenance**
 - 1) Landscaping update
 - 2) Status update – pet waste station installation
 - 3) Status update – pest control service
- VIII. **Financial and Contractual Matters**
 - 1) Review and consider payment of claims [**Exhibit 03**]
 - 2) Review and consider sink hole repair quotes [**Exhibit 04**]
 - 3) Review District’s financial reports [**Exhibit 05**]
 - 4) Review and consider engagement letter with Flynn CPA for audit of 2023 financials [**Exhibit 06**]
 - 5) Review and consider Parking Enforcement quote [**Exhibit 09**]
 - 6) Public hearing on District’s proposed 2023 budget amendment
 - 7) Review and consider resolution to amend the 2023 budget [**Exhibit 10**]
- IX. **Covenant Enforcement Matters**
 - 1) Enforcement Reports [**Exhibit 07**]
 - 2) Status update – Architectural Review Committee
 - 3) Homeowner Appeals [**Exhibit 08**]
 - 4) **Adjournment**

The next board meeting will be held at 5:30 pm on Wednesday, October 23, 2024 the Ft Lupton Library (370 S Rollie Ave Ft Lupton, CO 80621).