



**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 Wednesday October 23, 2024 at 5:30 pm at the Ft 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 on this 16th day of October 2024.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Jessica Reynolds
District Manager

Lupton Village Residential Metropolitan District

Regular Board Meeting Agenda

October 23, 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: Ft 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 September 19, 2024 special board meeting minutes [**Exhibit 01**]
 - 3) Review and consider 2025 Administrative Resolution [**Exhibit 02**]
 - 4) Review and consider 2025 Election Resolution [**Exhibit 03**]
 - 5) Review and consider Parking Enforcement Policy [**Exhibit 04**]
 - 6) Review and consider Open Records (CORA) Policy [**Exhibit 06**]
- V. Public Comments – (3 minutes per homeowner)**
- VI. Director Matters**
- VII. Financial and Contractual Matters**
 - 1) Review and consider payment of claims [**Exhibit 07**]
 - 2) Review and consider director meeting stipend schedule [**Exhibit 08**]
 - 3) Review 2023 Audit report [**Exhibit 09**]
 - 4) Public hearing on District’s proposed 2025 Budget
 - 5) Consider resolution to adopt 2025 Budget, appropriate funds, set mill levies [**Exhibit 10**]
 - 6) Public hearing on proposed resolution to certify to the county Treasurer the collection – through the 2025 property tax collection process – of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 CRS
 - 7) Review and consider resolution to certify to the County Treasurer the collection of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 [**Exhibit 11**]
 - 8) Review and consider 2024 Audit Engagement Letter with Flynn CPA [**Exhibit 12**]
 - 9) Review and consider 2024-2025 Snow Removal Service Bids [**Exhibit 13**]
 - 10) Review and consider 2025 Landscaping Service Bids [**Exhibit 14**]
 - 11) Review and consider native grass reseeding quotes [**Exhibit 15**]
- VIII. Covenant Enforcement Matters**
 - 1) Enforcement Reports [**Exhibit 16**]
 - 2) Status update – Architectural Review Committee
 - 3) Homeowner Appeals [**Exhibit 17**]
- IX. Adjournment**

The next board meeting will be held at 5:30 pm on Thursday February 13, 2025 at the Ft Lupton Library (370 S Rollie Ave Ft Lupton, CO 80621).