

# LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

## Special Board Meeting Minutes

Meeting Date: Thursday, September 09, 2024

Meeting Time: 5:03 pm to 5:54 pm

Meeting Location: Online at [https://meet.goto.com/district\\_meeting\\_room\\_04](https://meet.goto.com/district_meeting_room_04)

### I. Roll Call (5:03 pm)

A special 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    |
| Joe Lanute   | Director  | Present    |
| Vacancy      | Director  |            |

Other individuals attending the meeting was District Manager Jessica Reynolds (Wolfersberger, LLC), District’s Legal Counsel, Katie James (Folkestad Fazekas Barrick & Patoile) and the following homeowners: Christina Borrego (422 Beckwourth Ave), Zachary Potter (503 S. Rollie Ave #8B), Henry Krichbaum (500 S Denver #11B) and Chee (1353 Reynolds St).

### II. Declaration of quorum

The District Manager noted that a quorum of the Board was present and the Directors confirmed their qualification to serve. Director Hughes, therefore, called the 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, Director Kaatz and Director Lanute disclosed no conflicts of interest with the business to be discussed and conducted at the meeting. Director Wipf disclosed that he is a part owner of J&J Lawn Services, LLC – a contractor that has a landscape contract with the District.

**IV. Administrative Matters**

1. Approval of meeting agenda: The Board reviewed the meeting agenda. Director Wipf motioned to approve the agenda. Director Kaatz seconded the motion and the Board voted 4-0 to approve the motion.
2. Review and consider August 08, 2024 board meeting minutes: The Board reviewed the August 08, 2024 board meeting minutes. Director Wipf motioned to approve the minutes as presented. Director Lanute seconded the motion and the Board voted 4-0 in favor of the motion.

**V. Public Comments: none**

**VI. Director Matters: none**

**VII. Landscaping Matters:**

- 1) Review and consider Chavez Concrete additional "Y" drain quote. The Board reviewed the quote submitted by Chavez Concrete to add additional "Y" drains to correct the drainage ditch at the east side of the Reynolds St. townhomes. Director Wipf motioned to approved the quote submitted by Chavez Concrete. Director Lanute seconded the motion and the Board voted 4-0 in favor of the motion.
- 2) Review and consider Chavez Concrete sidewalk extension quote. The Board reviewed the quote submitted by Chavez Concrete to extend the sidewalk at the Rollie Ave. townhomes to provide access to the parking lot and community mailboxes. Director Lanute motioned to approve the quote submitted by Chavez Concrete. Director Kaatz seconded the motion and the Board voted 4-0 in favor of the motion.
- 3) Review and consider Native Grass reseeding quote. The Board reviewed the quote submitted by SOS Site Services for the native grass reseeding throughout the community. Director Wipf said he would request another quote from a different vendor. Director Kaatz said he would make some calls to other vendors as well. The Board tabled this item to the next meeting.

**VIII. Public Comment:**

Mr. Potter discussed the alfalfa growing in the native grass area south of the Rollie townhomes.

Ms. Borrego requested additional mowing of the native grass areas to limit the weed growth in the area.

Ms. Chee reported a drainage issue in the sidewalks at the Reynolds townhomes that caused an accumulation of ice over the winter. Ms. Chee is going to send additional information and pictures to the District Manager.

**IX. Meeting adjournment (5:54 pm)**

There being no further business to come before the Board, and upon motion duly made by Director Lanute and unanimously carried, the meeting was adjourned. The next board meeting will be held at 5:30 pm on Wednesday October 23, 2024 at the Ft Lupton Library (370 S Rollie Ave Ft Lupton, CO 80621).

Signed by:  
  
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Secretary

11/4/2024

Date