



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 13, 2025 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 6th day of February 2025.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Jessica Reynolds
District Manager

Lupton Village Residential Metropolitan District

Regular Board Meeting Agenda

February 13, 2025

Directors	Office	Term Expiration
Jeana Hughes	President	May 2027
Jordan Wipf	Treasurer	May 2025
Bradly Kaatz	Secretary	May 2027
Joseph Lanute	Director	May 2025
Vacancy	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 October 23, 2024 board meeting minutes [**Exhibit 01**]
 - 3) Review and consider October 23, 2024 annual townhall meeting minutes [**Exhibit 1.1**]
- V. Landscape Maintenance**
 - 1) Status update – snow removal services and landscaping services
- VI. Administrative Matters Continued**
 - 1) Board discussion – bond repayment schedule
 - 2) Board discussion – trucks in parking lots
 - 3) Review and consider Parking Tags [**Exhibit 02**]
 - 4) Board discussion – Letter from Fire Marshall [**Exhibit 03**]
 - 5) Review and consider Fire Lane – No Parking Signs [**Exhibit 03.5**]
 - 6) Review and consider Parking Enforcement Policy [**Exhibit 04**]
 - 7) Board discussion – Parking Enforcement Service
 - 8) Board discussion – Community Events and Social Committee
 - 9) Status update – 2025 Election
- VII. Director Matters**
- VIII. Financial and Contractual Matters**
 - 1) Status update – 2024 Financial Audit
 - 2) Review and consider payment of claims [**Exhibit 05**]
 - 3) Review and consider pest control services [**Exhibit 06**]
 - 4) Review and consider native grass reseeding quotes [**Exhibit 07**]
- IX. Covenant Enforcement Matters**
 - 1) Enforcement Reports [**Exhibit 08**]
 - 2) Status update – Architectural Review Committee
 - 3) Homeowner Appeals [**Exhibit 09**]
- X. Public Comments – (3 minutes per homeowner)**
- XI. Executive Session** per C.R.S. 24-6-402(4)(b) to conference with an attorney for the local public body for the purpose of receiving legal advice addressing concerns about the increasing nature of the debt service mill levy.
- XII. Adjournment**

The next board meeting will be held at 5:30 pm on Thursday April 10, 2025 at the Ft Lupton Library (370 S Rollie Ave Ft Lupton, CO 80621).