



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 10, 2025 at 5:30 pm online at 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 on this 4th day of April 2025.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Jessica Reynolds
District Manager

Lupton Village Residential Metropolitan District

Regular Board Meeting Agenda

April 10, 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: 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
- V. Landscape Maintenance**
 - 1) Status update – snow removal services and landscaping services
- VI. Administrative Matters Continued**
 - 1) Review and consider February 13, 2025 board meeting minutes [**Exhibit 01**]
 - 2) Consider filling Board vacancies [**Exhibit 01.5**]
 - 3) Review and consider Parking Enforcement Policy [**Exhibit 01.8**]
 - 4) Status update - Parking Tags
 - 5) Status update – Parking Enforcement Service
 - 6) Status update – 2025 Election
- VII. Public Comments – (3 minutes per homeowner)**
- VIII. Director Matters**
- IX. Social Events**
- X. Financial and Contractual Matters**
 - 1) Review and consider payment of claims [**Exhibit 02**]
 - 2) Review District Financial Reports [**Exhibit 02.5**]
 - 3) Review and consider Fire Lane – No Parking Signs [**Exhibit 03**]
 - 4) Review and consider Green Pipe repair [**Exhibit 04**]
 - 5) Review and consider Irrigation repairs [**Exhibit 05**]
 - 6) Review and consider Stop Waste valve installation [**Exhibit 06**]
 - 7) Review and consider Native Weed Treatment [**Exhibit 07**]
 - 8) Review and consider Pet Waste Removal Services [**Exhibit 08**]
- XI. Covenant Enforcement Matters**
 - 1) Enforcement Reports [**Exhibit 09**]
 - 2) Status update – Architectural Review Committee
 - 3) Homeowner Appeals [**Exhibit 10**]
- XII. Public Comments – (3 minutes per homeowner)**
- XIII. Adjournment**

The next board meeting will be held at 5:30 pm on Thursday June 12th, 2025 online at https://meet.goto.com/district_meeting_room_04 .