

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

Annual Townhall Meeting Minutes

Meeting Date: Wednesday, October 24, 2024

Meeting Time: 7:36 pm to 7:47 pm

Meeting Location: Fort Lupton Library (370 S Rollie Ave Ft Lupton, CO 80621)

I. Roll Call (7:36 pm)

The annual townhall 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
Joseph Lanute	Director	Absent
Vacancy	Director	

Other individuals attending the meeting was District Managers Charles Wolfersberger and Jessica Reynolds (Wolfersberger, LLC), District Legal Counsel, Katie James (Folkstad Fazekas Barrick & Patoile, P.C.) and the following homeowners: Mr. Douglas Bacon (503 S Rollie Ave #12B), Martina Varela (500 S Denver Ave #15A), Diane Duran (500 S Denver Ave # 10E).

II. Call to Order

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

IV. Introductions

The board of directors introduced themselves and noted their officer positions, time served on the board and number of years they have each lived within the community.

V. Year in Review

The District Manager briefly covered the following information:

- the proposed 2025 budget
- the District's 2024 estimated annual revenues and expenditures
- the District's current outstanding debt, interest rate and payoff terms

The District Manager also noted the District has not entered into any contracts to construct public infrastructure and does not plan to enter into any such construction contracts in 2025.

VI. Public Comments

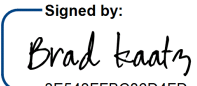
Ms. Varela expressed interest in filling the vacancy on the Board of Directors.

Ms. Duran wanted to clarify that the community does not have an HOA and that all covenant enforcement is being completed through the District.

Mr. Bacon requested that the proposed budget be posted on the website for resident review prior to the budget hearing.

VII. Meeting adjournment (7:47 pm)

Upon motion duly made by Director Kaatz and unanimously carried, the townhall meeting was adjourned.

Signed by:

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Secretary

2/19/2025

Date