

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

Regular Board Meeting Minutes

Meeting Date: Friday, May 09, 2025

Meeting Time: 6:01 pm to 6:09 pm

Meeting Location: Online at https://meet.goto.com/district_meeting_room_04

I. Roll Call (6:01 pm)

A 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
Vacancy	Director	
Vacancy	Director	

Other individuals attending the meeting was District Manager Jessica Reynolds (Wolfersberger, LLC). The following homeowners: Lauren Morrison (1353 Reynolds St #14B), and Martina Varela (500 S Denver Ave #15A).

II. Declaration of quorum

The District Manager noted that a quorum of the Board was present and the Directors confirmed their qualifications 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 Wipf affirmed that they had no conflicts of interest with the business to be discussed and conducted at the meeting.

IV. Administrative Matters

1. Approval of meeting agenda: The Board reviewed the meeting agenda. Director Kaatz motioned to approve the agenda as presented. Director Hughes seconded the motion and the Board voted 3-0 to approve the motion.
2. Review and consider April 10, 2025 board meeting minutes: The Board reviewed the April 10, 2025 board meeting minutes. Director Kaatz motioned to approve the minutes as presented. Director Hughes seconded the motion and the Board voted 3-0 in favor of the motion.
3. Consider filling Board vacancies: The Board discussed filling the vacant seat on the Board of Directors. Director Kaatz motioned to appoint Martina Varela to the Board of Directors. Director Hughes seconded the motion and the Board voted 3-0 in favor of the motion. Director Kaatz motioned to appoint Lauren Morrison to the Board of Directors. Director Hughes seconded the motion and the Board voted 3-0 in favor of the motion.

Action Item 01: The District Manager will assist Ms. Varela and Ms. Morrison to complete their Oaths of Office.

V. Public Comments: none

VI. Director Matters: none

VII. Financial and Contractual Matters:

1. Review and consider Native Areas Weed Treatment quotes: The Board reviewed and discussed the quotes from Tend-It and Hired Gun Weed and Pest Control to treat the native areas in the community with broad leaf weed treatment. Director Kaatz motioned to approve the quote from Hired Gun Weed and Pest Control. Director Hughes seconded the motion and the Board voted 3-0 in favor of the motion.

VIII. Meeting adjournment (6:09 pm)

There being no further business to come before the Board, and upon motion duly made by Director Wipf and unanimously carried, the meeting was adjourned. 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.

Signed by:



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Board Secretary

6/16/2025

Date