



**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 August 14, 2025 at 5:30 pm online at [meet.goto.com/district\\_meeting\\_room\\_04](https://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 6<sup>th</sup> day of August 2025.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Jessica Reynolds  
District Manager

# Lupton Village Residential Metropolitan District

## Regular Board Meeting Agenda

### August 14, 2025

Directors	Office	Term Expiration
Jeana Hughes	President	May 2027
Jordan Wipf	Treasurer	May 2029
Bradly Kaatz	Secretary	May 2027
Martina Varela	Director	May 2027
Lauren Morrison	Director	May 2027

Meeting Start Time: 5:30pm

Meeting Location: Online at [https://meet.goto.com/district\\_meeting\\_room\\_04](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 – landscaping services
- VI. **Administrative Matters Continued**
  - 1) Review and consider June 08, 2025 board meeting minutes [**Exhibit 01**]
  - 2) Review and consider Parking Enforcement Policy [**Exhibit 02**]
  - 3) Status update - Parking Tags
  - 4) Status update – Parking Enforcement Service
  - 5) Review and consider resolution to refer ballot issues to the voters regarding the proposed Subdistrict No 1 [**Exhibit 03**]
- 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 05**]
  - 2) Review and consider Stop Waste valve installation [**Exhibit 06**]
  - 3) Review and consider Perennial Replacement quote [**Exhibit 07a**]
  - 4) Review and consider two additional tree replacement quote [**Exhibit 07b**]
  - 5) Review and consider Rollie Ave and CR12 landscaping enhancement quotes [**Exhibit 07c**]
  - 6) Review and consider Pet Waste Removal Service quotes [**Exhibit 11**]
  - 7) Review District Financial Reports [**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 October 23<sup>rd</sup>, 2025 at the Fort Lupton Recreation Center (203 S Harrison Ave. Ft. Lupton, CO 80621).