

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

Special Board Meeting Minutes

Meeting Date: Saturday, June 27, 2025

Meeting Time: 10:02 am pm to 11:17 am

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

I. Roll Call (10:02am)

A special 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
Martina Varela	Director	Present
Lauren Morrison	Director	Present

Other individuals attending the meeting was District Manager Jessica Reynolds (Wolfersberger, LLC). No homeowners attended the meeting.

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, Director Varela and Director Morrison affirmed that they had no conflicts of interest with the business to be discussed and conducted at the meeting. Director Wipf reported that he had filed his conflict of interest with the Secretary of State as required.

IV. Administrative Matters

1. Approval of meeting agenda: The Board reviewed the meeting agenda. Director Kaatz motioned to approve the agenda as presented. Director Wipf seconded the motion and the Board voted 4-0 to approve the motion.

V. Public Comments: none

Director Morrison joined the meeting at 10:04 am.

VI. Director Matters:

Director Kaatz expressed concern regarding a homeowner's (Account # 1A4902460) inflammatory comments and the negative interactions they have had with other residents on the Resident Portal. The Board of Directors discussed the situation citing previous issues with the homeowner. Director Wipf motioned to suspend Account #1A4902460's access to the Resident Portal. Director Kaatz seconded the motion and the Board voted 5-0 in favor of the motion. The District Manager confirmed that all legally required notices will continue to be mailed to the homeowner.

Action item 01 – The District Manager will suspend Account #1A4902460's access to the Resident Portal, email the homeowner of the change of access and mail a letter to the homeowner.

Director Hughes requested information on the appropriate gate style that could be added to the townhome fences. The District Manager reported that they have that information and will forward it to the Board.

VII. Financial and Contractual Matters:

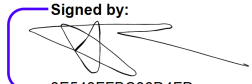
1. Review and consider tree replacement quotes: The Board reviewed and discussed the quotes from Tend-It and J&J Landscaping to remove and replace the dead or dying trees in the District. Director Hughes motioned to approve the J&J Landscaping quote to remove and replace the trees. Director Kaatz seconded the motion and the Board voted 4-0 in favor of the motion with Director Wipf abstaining from the vote.
2. Review and consider Rollie and CR 12 corner enhancement quote: The Board reviewed and discussed the quote from Tend-It the corner landscaping enhancement project at Rollie Ave and CR 12. The Board requested additional bids for the project. This item was tabled to the next meeting.
3. Review and consider rain sensor quote: The Board reviewed and discussed the quote from Tend-It to add rain sensors to the irrigation clocks in the District. Director Wipf motioned to approve the Tend-It quote to add rain sensors to the irrigation clocks in the District. Director Kaatz seconded the motion and the Board voted 5-0 in favor of the motion
4. Review and consider parking enforcement service with EZE Park: The District Manager reviewed with the Board the parking enforcement service offered by EZE Park, noting that Park It Right was

no longer available to provide parking enforcement services. Director Wipf motioned to approve the parking enforcement service with EZE Park. Director Hughes seconded the motion and the Board voted 5-0 in favor of the motion.

5. Review and consider towing service with Villalobos Towing: The District Manager reviewed with the Board the updated towing service with Villalobos Towing. Director Wipf motioned to approve the updated towing service with Villalobos Towing. Director Varela seconded the motion and the Board voted 5-0 in favor of the motion.

VIII. Meeting adjournment (11:17 am)

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 August 14th, 2025 online at https://meet.goto.com/district_meeting_room_04.

Signed by:

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Board Secretary

8/26/2025

Date