



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 October 23, 2025 at 5:30 pm at the Fort Lupton Recreation Center (203 Harrison Ave. Fort Lupton, CO 80621) . 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 10th day of October 2025.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Jessica Reynolds
District Manager

Lupton Village Residential Metropolitan District

Regular Board Meeting Agenda

October 23, 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: Fort Lupton Recreation Center (203 Harrison Ave. Fort Lupton, CO 80621)

- 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
 - 2) Review and consider August 14, 2025 board meeting minutes [**Exhibit 01**]
 - 3) Review and consider 2026 Administrative Resolution [**Exhibit 02**]
 - 4) Board discussion on Eastman Homes landscaping [**Exhibit 02.5**]
- V. **Financial and Contractual Matters**
 - 1) Review and consider District's check register [**Exhibit 03**]
 - 2) Review and consider management and accounting services agreement with Wolfersberger LLC [**Exhibit 04**]
 - 3) Review and consider 2025 audit engagement letter from Flynn CPA [**Exhibit 05**]
 - 4) Review and consider 2025/2026 snow removal service [**Exhibit 06**]
 - 5) Review and consider 2026 landscaping maintenance service [**Exhibit 07**]
 - 6) Review and consider tree wrap proposal [**Exhibit 08**]
 - 7) Public hearing on District's proposed 2026 Budget
 - 8) Consider resolution to adopt 2026 budget, appropriate funds, set mill levies [**Exhibit 09**]
 - 9) Public hearing on proposed resolution to certify to the County Treasurer the collection - through the 2026 property tax collection process of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 CRS
 - 10) Review and consider resolution to certify the County Treasurer the collection of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 [**Exhibit 10**]
- VI. **Director Matters**
- VII. **Social Events**
- VIII. **Public Comments – (3 minutes per homeowner)**
- IX. **Covenant Enforcement Matters**
 - 1) Enforcement Reports [**Exhibit 11**]
 - 2) Status update – Architectural Review Committee
 - 3) Homeowner Appeals [**Exhibit 12**]
- X. **Adjournment**

The next board meeting will be held at 5:30 pm on Thursday February 19th, 2026 at the Fort Lupton Recreation Center (203 S Harrison Ave. Ft. Lupton, CO 80621).