



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 February 19, 2026 at 5:30 pm at the Fort Lupton Library (370 S Rollie 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 2nd day of February 2026.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Jessica Reynolds
District Manager

Lupton Village Residential Metropolitan District

Regular Board Meeting Agenda

February 19, 2026

| 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 Library (370 S Rollie 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 October 23, 2025 board meeting minutes [**Exhibit 01**]
 - 3) Review and consider October 23, 2025 townhall meeting minutes [**Exhibit 01b**]
 - 4) Review and discuss website ADA compliance [**Exhibit 02**]
 - 5) Board discussion on parking enforcement, fines and vehicle registration
- V. Landscaping Matters**
 - 1) Status update - Snow Removal service
 - 2) Review and consider stop waste installation at Rollie Ave meter quote [**Exhibit 03**]
 - 3) Review and consider sink hole repair at detention pond quote [**Exhibit 04**]
- VI. Public Comments (3 minute limit)**
- VII. Director Matters**
- VIII. Financial and Contractual Matters**
 - 1) Review and consider District's check register [**Exhibit 05**]
 - 2) Status Update 2025 Financial Reports
- IX. Director Matters**
- X. Social Events**
- XI. Public Comments – (3 minutes per homeowner)**
- XII. Covenant Enforcement Matters**
 - 1) Enforcement Reports [**Exhibit 06**]
 - 2) Status update – Architectural Review Committee
 - 3) Homeowner Appeals [**Exhibit 07**]
- XIII. Adjournment**

The next board meeting will be held at 5:30 pm on Thursday April 9th, 2026 at the Fort Lupton Library (370 S Rollie Ave, Fort Lupton, CO 80621).