

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT Annual Townhall Meeting Minutes

Meeting Date: Thursday, October 23, 2025

Meeting Time: 7:25 pm to 7:32 pm

Meeting Location: Fort Lupton Recreation Center (203 S Harrison Ave. Ft. Lupton, CO 80621)

I. Roll Call (7:24 pm)

The annual townhall 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 (online)

Other individuals attending the meeting were District Managers Charles Wolfersberger and Jessica Reynolds (Wolfersberger, LLC), District Legal Counsel, Katie James (Folkstad Fazekas Barrick, Patoile & James, P.C.) and the following homeowners: Mr. Charles Degross (503 S Rollie Ave #4B) and Neil Kline (500 S Denver Ave # 17A).

II. Call to Order

The District Manager noted a quorum of the Board was present, the Directors confirmed their qualifications to serve and, therefore, called the annual townhall 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 all Directors Hughes, Director Kaats, Director Varela and Director Morrison Kaatz disclosed no conflicts of interest with the topics to be discussed at the meeting. Director Wipf disclosed that he is a part owner of J&J Lawn Services, LLC – a contractor that has submitted a landscaping maintenance bid for the District.

IV. Introductions

The board of directors introduced themselves and noted their officer positions, time served on the board and number of years they have each lived within the community.

V. Year in Review

The District Manager briefly covered the following information:

- the complete build out of the community
- the District’s landscape enhancement project at Rollie Ave and County Rd 12
- the proposed 2026 budget

The District Manager also noted the District has not entered into any contracts to construct public infrastructure and does not plan to enter into any such construction contracts in 2026.

VI. Public Comments - none

VII. Meeting adjournment (7:32 pm)

Upon motion duly made by Director Hughes and unanimously carried, the townhall meeting was adjourned.

Signed by:

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Secretary

2/26/2026

Date