



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 April 9th, 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 1st day of April 2026.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Jessica Reynolds
District Manager

Lupton Village Residential Metropolitan District

Regular Board Meeting Agenda

April 9, 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 February 19, 2026 board meeting minutes [**Exhibit 01**]
 - 3) Review and consider updated Parking Enforcement Policy [**Exhibit 02**]
- V. **Landscaping Matters**
 - 1) Status update – Landscaping service
 - 2) Status update – fiber installation damage to District property
 - 3) Status update - Sink hole repair at detention pond
 - 4) Board discussion on Eastman Homes landscaping
 - 5) Review and consider landscaping maintenance services [**Exhibit 02.5**]
 - 6) Review and consider pet station large trash bins [**Exhibit 03**]
 - 7) Review and consider pet waste removal service [**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) Review and consider website quotes [**Exhibit 06**]
 - 3) Status Update 2025 Financial Reports
- IX. **Social Events**
- X. **Public Comments – (3 minutes per homeowner)**
- XI. **Covenant Enforcement Matters**
 - 1) Enforcement Reports [**Exhibit 08**]
 - 2) Status update – Architectural Review Committee
 - 3) Homeowner Appeals [**Exhibit 09**]
- XII. **Public Comments (3 minute limit)**
- XIII. **Adjournment**

The next board meeting will be held at 5:30 pm on Thursday June 11th, 2026 online at meet.goto.com/district_meeting_room_04.