



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 June 11th, 2026 at 5:30 pm online at meet.goto.com/district_meeting_room_04. Agenda items listed are intended for discussion and/or consideration for approval by the Board. Agenda items may be tabled at the Board's discretion, or may be approved or denied by vote of 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 June 2026.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Jessica Reynolds
District Manager

Lupton Village Residential Metropolitan District

Regular Board Meeting Agenda

June 11, 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: Online at meet.goto.com/district_meeting_room_04

- 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 adoption of April 09, 2026 board meeting minutes [**Exhibit 01**]
 - 3) Board discussion on pet registration and fees
- V. Landscaping Matters**
 - 1) Status update – Landscaping service
 - 2) Status update – fiber installation damage to District property
- VI. Public Comments (3 minute limit)**
- VII. Executive Session** per CRS 24-6-402(4)(b) for legal advice on the specific legal question of obligations between Eastman Homes and the District for the landscaping along the center sidewalk of Josef Cir
- VIII. Director Matters**
- IX. Financial and Contractual Matters**
 - 1) Review and consider approval of District’s check register [**Exhibit 02**]
 - 2) Review and consider approval of tree stake removal quote [**Exhibit 03**]
 - 3) Review and consider approval of stop waste repair quote [**Exhibit 03a**]
 - 4) Review and consider approval of weed treatment of some native areas quote [**Exhibit 03b**]
 - 5) Review and consider approval of website quotes [**Exhibit 04**]
 - 6) Review and consider approval of townhome trash service agreement with APEX [**Exhibit 05**]
 - 7) Review financial reports [**Exhibit 07**]
- X. Covenant Enforcement Matters**
 - 1) Enforcement Reports [**Exhibit 08**]
 - 2) Status update – Architectural Review Committee
 - 3) Homeowner Appeals [**Exhibit 09**]
- XI. Adjournment**

The next board meeting will be held at 5:30 pm on Thursday August 13th, 2026 online at meet.goto.com/district_meeting_room_04.