

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

Board Meeting Minutes

Meeting Date: Thursday, June 11, 2026

Meeting Time: 5:31 pm to 7:20 pm

Meeting Location: Online at meet.goto.com/district_meeting_room_04

I. Roll Call (5:31 pm)

A 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	Absent
Bradly Kaatz	Secretary	Present
Martina Varela	Director	Present
Lauren Morrison	Director	Present

Other individuals attending the meeting was District Manager Jessica Reynolds (Wolfersberger, LLC); District Counsel Katie James and Joe Kinlaw (FOLKESTAD FAZEKAS BARRICK PATOILE & JAMES, P.C); District landscaping contractor Nick Tengler with American Blade. In addition, the following homeowner was in attendance: Itzel Acuna (428 Beckwourth Ave).

II. Declaration of quorum

Director Hughes requested that the District Manager run the meeting for them. The District Manager noted that a quorum of the Board was present, and the Directors confirmed their qualifications to serve. The District Manager, therefore, called the 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 each Director affirmed that they had no conflicts of interest with the business to be discussed and conducted at the meeting.

IV. Administrative Matters

1. Approval of meeting agenda: The Board reviewed the meeting agenda. The District Manager requested moving the landscaping update directly after the approval of the agenda. Director Hughes motioned to approve the agenda as amended. Director Varela seconded the motion and the Board voted 3-0 to approve the motion.

Director Morrison joined the meeting at 5:37 pm.

2. Review and consider April 09, 2026 board meeting minutes: The Board reviewed the April 09, 2026 board meeting minutes. Director Hughes motioned to approve the minutes as presented. Director Kaatz seconded the motion and the Board voted 4-0 in favor of the motion.
3. Board discussion on pet registration and fees: The Board discussed the possibility of pet waste registration and the charging of fees on individuals who fail to pick up after their pets. Director Varela expressed her frustration with paying the additional cost of the pet waste removal service when she does not have a pet that contributes to the problem. Director Hughes motioned to end the pet waste removal service and to send an email blast to the community reporting the amount of funds that have already been spent this year to assist homeowners in their responsibility to pick up after their pets. Director Varela seconded the motion and the Board voted 4-0 in favor of the motion.

Action item 01 – The District Manager will send an email blast to the community regarding the pet waste removal costs in the community.

V. Landscaping Matters

- 1) Status update – Landscaping Service: Mr. Tengler reported to the Board the great efforts that have taken to repair the damaged irrigation system caused by the fiber boring vendor, Prevention Utilities. The irrigation system is currently 90% operational, noting continued damage to the system on the east side of the Reynolds townhomes. Turf aeration and fertilization will be completed this week. Service days for the community are scheduled for Mondays. There are several service quotes for the Board to consider later in the meeting.
- 2) Status update –fiber installation damage to District property: The District manager reported that although she and Mr. Tengler has been coordinating irrigation and landscaping repairs with Mr. Brian Monterroso with Prevention Utilities, the amount of damage caused and needing to be corrected is substantial. Ms. Reynolds has forwarded the invoices correcting the damage to Prevention Utilities and their client, Allo / Intrepid Fiber for payment. The Board requested the District Manager meet with Allo / Intrepid Fiber to expedite the payment of the invoices for damages caused by the boring company. If unsuccessful, the Board requests a letter be sent from District's legal counsel demanding payment and to include the city in the letter.

VI. Public Comments - none

VII. Executive Session

Director Hughes motioned to enter 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 at 6:14 p.m Director Varela seconded the motion and the Board voted 4-0 to enter executive session.

Ms. Reynolds and Ms. James were also in attendance during the executive session.

The Board exited the Executive Session at 6:32pm. Director Hughes asked if any person who participated in the Executive Session believed that any substantial discussion of any matters not included in the Motion to go into the Executive Session occurred during the Executive Session in violation of the Open Meetings Law. No concerns were stated for the record.

Upon continuation of the regular meeting, Director Hughes motioned to cap the irrigation and backflow at the sidewalk at Josef Circle, remove any dead trees and restore any needed rock beds at a cost no greater than \$3,000.00. Director Varela seconded the motion and the Board voted 4-0 in favor of the motion.

VIII. Director Matters

Director Kaatz reported that the land in the District that was supposed to be built out with apartments this year is now listed for sale. Due to the delay in the development of the land, the District is still not able to collect enough contributions from residents to pay towards the bond debt. Director Hughes requested accounting to complete an evaluation of the service plan to determine if a vacant lot fee could be assessed to the property owner.

Action item 02 – The District Manager will request an evaluation to determine if a vacant lot fee could be assessed to assist in paying towards the bond debt.

IX. Financial and Contractual Matters

1. Review and Consider Payment of Claims: The Board reviewed the schedule of check payments (#100165 to 100174) totaling \$26,500.88. Director Hughes motioned to approve the payment of claims and Director Varela seconded the motion. The Board voted 4-0 to approve the motion.
2. Review and consider approval of tree stake removal quote: The Board reviewed the quote submitted by American Blade to remove the tree stakes in the community. Director Hughes motioned to approve the quote up to the cost of \$500.00. Director Varela seconded the motion and the Board voted 4-0 in favor of the motion.
3. Review and consider approval of stop waste replacement quote: The Board reviewed the quote submitted by American Blade to replace the stop waste valve at the 450 Beckwourth Ave backflow. Director Kaatz motioned to approve the quote to replace the stop waste valve at the 450 Beckwourth Ave backflow. Director Hughes seconded the motion and the Board voted 4-0 in favor of the motion.
4. Review and consider approval of weed treatment of some native areas quote: The Board reviewed the quote submitted by American Blade to apply a weed treatment to the native areas near the Rollie and Denver Ave townhomes. Director Hughes motioned to approve the quote to apply a weed treatment to the Rollie Ave and Denver Ave native grass areas. Director Kaatz seconded the motion and the Board voted 4-0 in favor of the motion.

5. Review and consider approval of website build and hosting quotes: The Board reviewed the quotes submitted by Unleaded Digital and Streamline to build and host the District's website. Director Kaatz motioned to approve the quote submitted by Unleaded Digital pending legal review of the contract. Director Varela seconded the motion and the Board voted 4-0 in favor of the motion.
6. Review and consider approval of townhome trash service agreement: The Board reviewed the quote submitted by APEX for trash and recycling service to the Reynolds St, Rollie Ave and Denver Ave townhomes. The new agreement would provide both trash and recycling services at a cost of \$17.50 a month per unit. Director Kaatz motioned to approve the quote submitted by APEX for trash and recycling services to the Reynolds St, Rollie Ave and Denver Ave townhomes. Director Morrison seconded the motion and the Board voted 4-0 in favor of the motion.
7. Review District's Financial Reports: The District Manager presented and reviewed with the Board the District's financial statements. Through April 30, 2026, the District collected 54.0% of property tax assessments and 28.7% of projected specific ownership tax revenue.

Year-to-date expenses in the operating fund are as follows:

General Fund Expense Category	Actual	Budget	\$ Difference	% of Budget Spent
Administrative Costs	\$29,897	\$69,200	\$39,303	43%
Landscaping Costs	\$29,603	\$109,400	\$79,797	28%
Snow Removal & CovEnf Svs	\$9,189	\$37,200	\$28,011	25%
Total Costs	\$ 85,768	\$ 224,200	\$147,111	35%

Town Home Fund Expense Category	Actual	Budget	\$ Difference	% of Budget Spent
Administrative Costs	\$220	\$9,000	\$8,780	2.5%
Landscaping Costs	\$13,696	\$90,300	\$76,604	16%
Parking Enforcement Service	\$1,250	\$6,000	\$4,750	21%
Snow Removal	\$165	\$14,600	\$14,435	2%
Total Costs	\$ 26,422	\$ 106,900	104,569	6%

X. Covenant Enforcement Matters

1. Review covenant enforcement activity: The Board reviewed the covenant enforcement activity summary and detail reports for the period April 2, 2026 through June 3, 2026. During this period, 40 new violations were identified and 29 violations were closed. The 48 open violations consisted of the following:

Violation Category	# of open violations	# of violations at the fine stage
Front yard landscaping violations	26	11

Backyard landscaping violations	4	4
Home exterior violations	2	-
Architectural Control violations	3	-
Outside nuisances	9	-
General storage violations	1	-
Fence & mailbox violations	-	-
Shed maintenance violations	-	-
Vehicle violations	1	-
Trash violations	2	-
Seasonal-related violations (snow removal, holiday lights, etc)	-	-
Total Open Violations	48	15

2. Architectural Committee Report: The District Manager reported the Architectural Review Committee has reviewed 19 design request forms since the last Board meeting.
3. Review and discuss Homeowner Appeals:

Account # 1A4903600 requests an extension to complete the installation of the backyard. Director Hughes motioned to approve the additional extension an additional 60 days to complete the installation of the backyard. Director Kaatz seconded the motion and the Board voted 4-0 in favor of the motion.

XI. Meeting adjournment (7:20 pm)

There being no further business to come before the Board, and upon motion duly made by Director Kaatz and unanimously carried, the meeting was adjourned. The next board meeting will be held at 5:30 pm on Thursday August 13, 2026 online at meet.goto.com/district_meeting_room_04.

Signed by:

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Board Secretary

8/14/2026

Date