



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 October 29, 2026 at 5:30 pm at Fort Lupton Library (370 S Rollie Ave. Ft Lupton, CO 80621). 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 15th day of October 2026.

LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT

By: /s/ Jessica Reynolds
District Manager

Lupton Village Residential Metropolitan District

Regular Board Meeting Agenda

October 29, 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
Vacancy	Director	May 2027

Meeting Start Time: 5:30pm

Meeting Location: Fort Lupton Library (370 S Rollie Ave. Ft 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 adoption of August 13, 2026 board meeting minutes [**Exhibit 01**]
 - 3) Review and consider 2027 Administrative Resolution [**Exhibit 02**]
 - 4) Review and consider 2027 Election Resolution [**Exhibit 03**]
 - 5) Review and discuss Collection Policy [**Exhibit 04**]
- V. **Landscaping Matters**
 - 1) Status update – Landscaping service
 - 2) Status update – fiber installation damage to District property
- VI. **Financial and Contractual Matters**
 - 1) Review and consider approval of District’s check register [**Exhibit 05**]
 - 2) Status update – website redesign and hosting
 - 3) Review and consider approval of 2026/2027 snow removal service quotes [**Exhibit 06**]
 - 4) Review and consider approval of 2027 landscaping maintenance service quotes [**Exhibit 07**]
 - 5) Review and consider approval of 2026 audit engagement letter from Flynn CPA [**Exhibit 08**]
 - 6) Review and consider approval of district management and accounting services [**Exhibit 09**]
 - 7) Review and consider approval of engagement letter with FOLKESTAD FAZEKAS BARRICK PATOILE & JAMES [**Exhibit 10**]
 - 8) Public hearing on District’s proposed 2027 Budget
 - 9) Consider approval of resolution to adopt 2027 budget, appropriate funds, set mill levies [**Exhibit 11**]
 - 10) Public hearing on proposed resolution to certify to the County Treasurer the collection - through the 2027 property tax collection process of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 CRS
 - 11) Consider approval of resolution to certify the County Treasurer the collection of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 [**Exhibit 12**]
 - 12) Review and consider approval of dog park gate extension [**Exhibit 13**]
 - 13) Review and consider east Reynolds townhomes irrigation repair [**Exhibit 14**]
 - 14) Review and consider Intrepid Fiber installation agreements [**Exhibit 15**]
- VII. **Public Comments (3 minute limit)**
- VIII. **Director Matters**
- IX. **Covenant Enforcement Matters**

- 1) Enforcement Reports [**Exhibit 13**]
- 2) Status update – Architectural Review Committee
- 3) Homeowner Appeals [**Exhibit 14**]

X. Adjournment

The next board meeting will be held at 5:30 pm on Thursday February 11, 2027 at the Fort Lupton Library (370 S Rollie Ave. Ft Lupton, CO 80621).