

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LEWIS POINTE METROPOLITAN DISTRICT  
HELD  
June 24, 2016**

A meeting of the Board of Directors of the Lewis Pointe Metropolitan District was called and held on Friday, June 24, 2016 at 7:00pm, at the Lennar Homes, 9781 S. Meridian Blvd, Suite 120, Englewood, CO 80112

Attendance In attendance were Directors:

Jill Luchs  
Allen Pelkey  
Bryson Fish

Also in attendance were:

Jason Carroll, Mathew Mendisco and Kim Herman; CliftonLarsonAllen LLP  
Matt Ruhland; Miller & Associates Law Offices, LLC

Call to  
Order

The meeting was called to order at 9:03 p.m. by Director Luchs. The Board excused the absence of Directors Balken and Pekas.

Public  
Comment

None.

Administrative  
Matters

A. Approval of Agenda

Upon motion duly made by Director Luchs, second by Director Fish and, upon vote unanimously carried, the Board approved the agenda, amending to add Review and Consider Approval of Claims to Financial Items, Review and Consider Resolution 2016-06-01 Administrative Resolution to New Business and Review and Consider Intergovernmental Agreement with the Special District Association for District Insurance.

B. Election of Officers

Upon motion duly made by Director Luchs, second by Director Fish and, upon vote unanimously carried, the Board approved the follow slate of officers:

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Jill Luchs as President  
Allen Pelkey as Treasurer  
Bryson Fish as Secretary  
Mike D. Pekas and Kristi Balken as Assistant Secretaries

C. Review and Consider Approval of November 20, 2015 Meeting Minutes

Upon motion duly made by Director Pelkey, seconded by Director Luchs and, upon vote unanimously carried, the Board approved the November 20, 2015 meeting minutes as presented.

Old  
Business

A. Ratify Engagement Letter with CliftonLarsonAllen LLP for Management and Accounting Services

Upon motion duly made by Director Luchs, seconded by Director Pelkey and, upon vote unanimously carried, the Board ratified approval of the engagement letter with CliftonLarsonAllen LLP Management and Accounting services.

B. Ratify Agreement with MGT Landscaping, Inc for Landscape Maintenance Services

Upon a motion duly made by Director Luchs, seconded by Director Pelkey and, upon vote unanimously carried, the Board ratified approval of the agreement with MGT Landscaping for Landscape Maintenance services.

Financial  
Items

A. Review and Accept May 31, 2016 Financial Statements

After review and discussion and upon motion duly made by Director Luchs, seconded by Director Pelkey and, upon vote unanimously carried, the Board approved the May 31, 2016 Financial Statements as presented.

B. Review and Ratify Approval of Claims

After review and discussion and upon motion duly made by Director Luchs, seconded by Director Fish and, upon vote unanimously carried, the Board ratified their approvals of the previous claims represented by checks numbered 1014 to 1017, totaling \$29,437.17.

D. Review and Consider Approval of Bill.com

After review and discussion and upon motion duly made by Director Luchs, seconded by Director Fish and, upon vote unanimously carried, the Board approved the use of Bill.com to process Accounts Payable invoices for the

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District.

New  
Business

A. Architectural Review

a. Confirm Architectural Review Committee

After review and discussion and upon a motion duly made by Director Luchs, seconded by Director Fish and, upon vote unanimously carried, the Board approved Director Fish and Director Pelkey, along with CliftonLarsonAllen LLP, as the Architectural Review Committee.

b. Design Guidelines

Mr. Mendisco reported a request has been received to install a shed in the backyard of a home, he noted the Design Guidelines currently prohibit sheds from being installed. The Board stated they will review options and will notify Mr. Mendisco if they would like to change the Guidelines to allow sheds.

Ms. Herman noted the Design Guidelines currently state a minimum amount of sod is required in the backyard of each home; however per State Statute sod cannot be required in landscaping. Mr. Ruhland stated a minimum percentage or square footage of sod cannot be required and should be removed from the guidelines and any maximum should be based on City or County rules and requirements. The Board requested the minimum requirement be removed from the Guidelines and the maximum be adjusted to match City of Thornton requirements.

c. Covenant Enforcement

Mr. Mendisco stated the covenant enforcement is currently taking place and the primary item of concern are trash cans being visible, he reported letters will go out to homeowners as appropriate.

B. Website

Ms. Herman provided an update, noting web designer is adding all public documents. Ms. Herman stated a notice will be sent to the owners notifying that the website active.

C. Meeting Schedule

The Board stated they believe meeting again in November is appropriate.

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Next Meeting

A. Confirmation of Quorum

The Board confirmed the intent to have a quorum at the next scheduled meeting on November 7, 2016.

Adjournment The meeting was adjourned at 9:47 a.m.

Respectfully submitted,

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Secretary for the Meeting