

RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LEWIS POINTE METROPOLITAN DISTRICT  
HELD  
October 3, 2017**

A meeting of the Board of Directors of the Lewis Pointe Metropolitan District was called and held on Tuesday, October 3, 2017 at 4:00 p.m., at the Anythink Library – Wright Farms, 5877 E. 120<sup>th</sup> Avenue, Conference Room, Thornton, CO 80602

Attendance In attendance were Directors:

Jill Luchs  
Allen Pelkey  
Dawn Jimerson

Also in attendance were:

Kim Herman, Geol Scheirman and Vivian Bonham; CliftonLarsonAllen LLP  
Michael Davis; Miller & Associates Law Offices, LLC  
William Brookshire; 5122 E. 140<sup>th</sup> Place  
Angelo Romero and Robyn Sunata; 5489 E 142<sup>nd</sup> Avenue  
Jenesa Vaughn; 5421 E 143<sup>rd</sup> Drive

Call to Order The meeting was called to order at 4:02 p.m.

Approval of Agenda Upon motion duly made by Director Pelkey, second by Director Luchs and, upon vote unanimously carried, the Board approved the agenda with the addition of Ratifying the 2016 Audit during the discussion on Financials.

Administrative Matters A. Review and Approve May 16, 2017 Meeting Minutes

Upon motion duly made by Director Pelkey, seconded by Director Luchs and, upon vote unanimously carried, the Board approved the May 16, 2017 meeting minutes with the correction of adding Allen Pelkey and Brad Neiman, not Diane Miller, as attending the May meeting.

Public Comment Residents addressed the Board with concerns regarding common area landscaping, irrigation, exterior fencing and online payment options.

Financial Items A. Review, Ratify and Approval of Claims

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After review and discussion and upon motion duly made by Director Luchs, seconded by Director Pelkey and, upon vote unanimously carried, the Board ratified and approved the claims as presented.

B. Review and Consider Acceptance of June 30, 2017 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 accepted the June 30, 2017 Financial Statements as presented.

C. Discuss and Review the Draft 2018 Budget

Ms. Herman reviewed the draft budget with the Board, stating there would be a mill levy increase to ensure the District income did not decrease due to the Gallagher Amendment change. Ms. Bonham explained Gallagherization and the recent changes to the percent of taxes collected. The Board reviewed the budget and requested Ms. Herman work with Mr. Davis to draft Service Agreements for Landscaping Maintenance and Snow Removal for 2018.

D. Ratify the Final 2016 Audit

After review and discussion and upon motion duly made by Director Luchs, seconded by Director Pelkey and, upon vote unanimously carried, the Board ratified the 2016 Audit.

### Management Matters

A. Review and Consider Approval of Point and Pay System for Online Payments

After review and discussion and upon a motion duly made by Director Luchs, seconded by Director Pelkey and, upon vote unanimously carried, the Board approved setting up point and pay to allow homeowners to make online payments.

B. Ratify Approval of Proposal from Double Eagle Landscaping to Split Irrigation Zone in Phase 1 - \$1,700

Upon a motion duly made by Director Luchs, seconded by Director Pelkey and, upon vote unanimously carried, the Board ratified the proposal to split an irrigation zone in landscaping phase 1 at a cost of \$1,700.

C. Ratify Approval of Proposal from Double Eagle Landscaping for Tree Replacements in Phase 1 - \$12,050

Upon a motion duly made by Director Luchs, seconded by Director Fish and, upon vote unanimously carried, the Board ratified the proposal to remove and replace dead trees in landscaping phase 1 at a cost of \$12,050.

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D. Ratify Approval of Proposal for Landscaping Maintenance of Phase 2 with Double Eagle Landscaping - \$20,500

After review and discussion and upon a motion duly made by Director Luchs, seconded by Director Fish and, upon vote unanimously carried, the Board ratified the proposal for landscaping maintenance in phase 2 with Double Eagle Landscaping at a cost of \$20,500.

E. Review and Discuss Potential Changes to the Design Guidelines regarding Driveway Extensions

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 allowing driveway extensions, pending no driveway is any closer than 3 feet from the property line, to match the City of Thornton Standards.

F. Discuss 2018 Election

Ms. Herman reminded Board member of the upcoming 2018 Election for Director seats and reviewed the process with homeowners, stating a District election is more like a City Council seat election than an HOA election.

Legal Matters

A. Other

None.

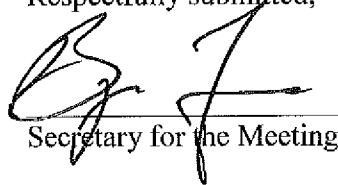
Next Meeting

A. Confirmation of Quorum

The Board confirmed the intent to have a quorum at the next scheduled Special meeting and Budget Hearing on December 4, 2017 or December 5, 2017 at 4 p.m. or 5 p.m.

Adjournment A motion duly made by Director Luchs, seconded by Director Pelkey and, upon vote unanimously carried, the Board approved adjournment at 5:10 p.m.

Respectfully submitted,

  
Secretary for the Meeting