



LEWIS POINTE

Metropolitan District

PUBLIC NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

PUBLIC NOTICE is hereby given that a regular meeting of the Board of Directors of the Lewis Pointe Metropolitan District of the County of Adams, State of Colorado, shall be held on Monday, August 02, 2021 at 5:30 pm at the Trail Winds Recreation Center at 13495 Holly St Thornton, CO 80602. At such meeting, the Board shall conduct the regular business of the District and other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute this 30th day of July 2021.

LEWIS POINTE METROPOLITAN DISTRICT

By: /s/ Charles Wolfersberger
District Manager

Lewis Pointe Metropolitan District

Regular Board Meeting Agenda

Directors	Office	Term Expiration
Pete Adler	President	May 2022 (Elected)
Amy Jones	Treasurer	May 2023 (Elected)
Anthony Garcia	Secretary	May 2023 (Elected)
Robert Maples	Assistant Secretary	May 2023 (Elected)
Shane Sena	Assistant Secretary	May 2022 (Appointed)

Meeting Date: Monday August 02, 2021

Meeting Start Time: 5:30pm

Meeting Location: Trail Winds Recreation Center (13495 Holly St Thornton, CO 80602)

- I. **Call to Order**
- II. **Roll Call**
- III. **Present disclosures of potential conflicts of interest**
- IV. **Public Comments – (3 minutes per homeowner)**
- V. **Administrative and Contractual Matters**
 - 1) Homeowner appeals [**Exhibit 08**]
 - i. 14298 Forest St (Shed request denied by ARC)
 - 2) Review and consider the minutes for the May 03, 2021 board meeting [**Exhibit 01**]
 - 3) Review and consider proposed Fence Ownership and Maintenance Policy [**Exhibit 02**]
 - 4) Review and consider 2022 Administrative Resolution [**Exhibit 03**]
- VI. **Landscaping and Capital Asset Matters**
 - 1) Landscape maintenance report - Environmental Designs (EDI)
 - 2) Review and consider proposal from EDI to install/upgrade landscaping at 144th and Fairfax Ave [**Exhibit 04**]
 - 3) Review and discuss landscape projects for 2022
 - 4) Review and discuss condition of District-owned fence lines
- VII. **Financial Matters**
 - 1) Review June 30, 2021 financial statements [**Exhibit 05**]
 - 2) Status update – 2020 financial statement audit [**Exhibit 06**]
 - 3) Review and consider proposal to increase Social Committee’s annual budget
 - 4) Status update – 2014 Advance and Reimbursement Agreement w Carlson Family
 - 5) Review and consider approving issuance of low balance credit cards from Vectra Bank to directors for event management
- VIII. **Covenant Enforcement**
 - 1) Review covenant enforcement reports [**Exhibit 07**]
 - 2) Review and consider proposal to revise Design Guidelines to reconcile rule regarding artificial turf to match City ordinance prohibiting artificial turf in front yards
- IX. **Director Matters**
- X. **Executive Session** - Confer with legal counsel regarding specific issues regarding management and contract negotiations, pursuant to CRS 24-6-402(4)(b) and (4)(e)(I)
- XI. **Adjournment**

The next regular board meeting is scheduled for Monday November 01, 2021 at 5:30pm at the Trail Winds Recreation Center (13495 Holly St., Thornton 80602)