

LEWIS POINTE METROPOLITAN DISTRICT

Special Board Meeting Minutes

Meeting Date: Monday January 17, 2022

Meeting Time: 6:00pm to 6:29pm

Meeting Location: The meeting was held online at the following online location:

<https://www.gotomeet.me/Wolfersberger>

I. Call to Order (6:00 pm)

A special meeting of the Board of Directors of Lewis Pointe Metropolitan (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Pete Adler	President	Present
Amy Jones	Treasurer	Present
Anthony Garcia	Secretary	Present
Robert Maples	Assistant Secretary	Present
Shane Sena	Assistant Secretary	Present

Also, in attendance was Charles Wolfersberger (District Manager) with Wolfersberger, LLC; and Susie Ellis (Covenant Enforcement Manager) with Community Preservation Specialists. Two homeowners were also in attendance: Nora Granger and Paul Daw (14103 Hudson Way).

II. Roll Call

The meeting was called to order by Director Adler. Director Adler noted that a quorum of the Board was present, and the Directors confirmed their qualification to serve and, therefore, called the special 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 all directors disclosed no conflicts of interest with the business to be discussed and conducted at the meeting.

IV. Public Hearing – Ms. Granger and Mr. Daw reviewed with the Board their proposed project to add a deck to the second story of their house. This project was denied by the Architectural Review Committee (ARC) and the homeowners are appealing the ARC’s decision to the Board and requesting the Board to consider overturning the ARC’s decision.

V. Directors Matters

The Board reviewed and discussed the comments and information provided by Ms. Granger and Mr. Daw regarding the proposed deck project for 14103 Hudson Way. Certain directors expressed concern about changing the Design Guidelines to allow all homeowners to install second-story decks on homes where second story decks were not originally installed by the builder. Director Adler motioned to deny the homeowners' s appeal to overturn the ARC's denial of the project. Director Sena seconded the motion and the Board voted 5-0 to approve the motion.

Action Item #1: Ms. Ellis will notify the homeowners regarding the Board's decision.

VI. Adjournment (6:29pm)

There being no further business to come before the Board, and upon motion duly made by Director Adler, the meeting was adjourned. The next board meeting is scheduled for Tuesday February 08, 2022 at 5:30 pm at the Trail Winds Recreation Center (13495 Holly St, Thornton, Co 80602)

DocuSigned by:
Anthony Garcia
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Secretary

2/9/2022

Date