

LEWIS POINTE METROPOLITAN DISTRICT

Regular Board Meeting Minutes

Meeting Date: Tuesday, February 8, 2022

Meeting Time: 5:35pm to 7:27pm

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

I. Call to Order (5:35 pm)

A regular 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) and Jennifer Brink with Wolfersberger, LLC; Jason Johnson (Landscape Manager) with Environmental Designs; and Susie Ellis (Covenant Enforcement Manager) with Community Preservation Specialists. Two homeowners were also in attendance: Thomas and Sharon Pond (4984 E 141st Dr).

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 regular 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 Comments – None

V. Administrative and Contractual Matters

1. Review and consider the minutes for the November 01, 2021 board meeting: The Board reviewed the draft of the meeting minutes presented by the District Manager. Director Jones moved to approve the minutes with one proposed correction to the minutes. Director Maples seconded the motion and the Board voted 5-0 to approve the minutes as corrected.

2. Review and consider January 17, 2022 meeting minutes: The Board reviewed the January 17, 2022 meeting minutes. Director Jones motioned to approve the minutes as presented. Director Maples seconded the motion and the Board voted 5-0 to approve the minutes.
3. 2022 Election status update: The District Manager reported that the election notice was contained in the District's newsletter which was mailed out on February 9th and also email blasted out to the community.

VI. Covenant Enforcement

- 1) Review covenant enforcement reports: Ms. Ellis reviewed the enforcement report with the Board. Thru the month of January 2022, CPS has opened 31 cases, conducted 87 inspections related to cases, issued 20 notices, and assisted with 2 inquiries needing a field inspection, research, or other information. There are 2 properties at the \$100 fine stage and 2 properties at the fine stage regarding open property violations.

Ms. Ellis reported 7 design request forms have been submitted to the Architectural Review Committee by homeowners in 2022

- 2) Review and consider proposed changes to the Design Guidelines regarding the installation and use of outdoor home lighting systems: Ms. Ellis and Director Maples recommended against adopting rules regarding what days of the year multi-color exterior light systems could be displayed. They noted numerous national and state holidays exist. Many homeowners have heritages from different countries with different nationally recognized historical dates. In addition, families may desire to display multi-color lights for family events such as graduations, births, deaths, etc. The Board agreed that a reminder should be added to the next District newsletter requesting all homeowners to be respectful of their neighbors when determining the duration of multi-color light displays.
- 3) Review and consider homeowner appeals: Ms. Ellis reported there are currently no homeowner appeals for the Board to consider. She reported that she notified the homeowners at 14103 Hudson Way regarding the Board's denial of their appeal of the ARC's decision to deny the proposed backyard deck project. She has not heard back from those homeowners.
- 4) Review and discuss missing pillar at entrance: The Board discussed the missing brick pillar in the District's fence line behind the Fairfax/144th monument sign (fence borders 14365 Forest Street). Ms. Ellis presented the City-approved perimeter fence installation plans submitted by Lennar to the City and noted the plans do not include the fence section where the brick pillar is missing.

Action Item #1: Ms Ellis will work with Director Sena on contacting Lennar to see if Lennar will install the missing brick pillar in the District's fence line.

VII. Landscaping and Capital Asset Matters

- 1) Review and consider proposal from EDI to install/upgrade landscaping at 144th and Fairfax Ave: The Board reviewed Environmental Designs' proposal to upgrade the landscaping at the southwest corner of Fairfax Street and 144th Ave. The Board agreed that the proposal should now reflect installation of a concrete pan to direct storm water flow (as opposed to the currently proposed French drain). The Board agreed that as long as Environmental Designs comes in at \$20,000 or under the Board would approve it. Director Garcia motioned to approve the proposal if it is revised to reflect installation of a concrete pan and the revised bid does not exceed \$20,000. Director Sena seconded the motion and the board voted 5-0 to approve the motion.

Action Item #2: Mr. Johnson will submit a revised bid to Director Adler for review and signature – assuming the revised bid complies with the Board-approved motion.

- 2) Review and discuss landscape projects: The Board discussed issues regarding the steep grading of the open space on the north side of E 141st Pl (bordering the backyard fences of homes along E 141st Drive). The Board requested Environmental Designs submit a bid to remove the sod and replace with river rock in this open space area. The Board also discussed removing the bushes from in front of the monument sign and possibly relocating them somewhere else.

Action Item #3: Mr. Johnson will submit a bid to the Board for consideration regarding the removal and replacement of sod with river rock along the north side of 141st Place.

Mr. Johnson discussed the damage to landscaping caused by the City boring electric lines to the street lights at 144th Ave and Fairfax Drive.

Action Item #4: Mr. Johnson will take pictures of the damage and forward to the District so the District can notify the City of damaged landscaping the City must repair.

- 3) Status Update - Perimeter fence repairs (Sawicki Fence/Fence Consulting Services): The District Manager reported the contractor should be starting repairs to the District's perimeter fence lines by the end of this week. The project delay was due to the contractor misplacing the District's deposit check.

VIII. Financial Matters

1. Review and consider resolution to not allocate and District revenues other than reimbursements received from Parterre Metro District to the 2014 Advance and Reimbursement Agreement with Carlson Family. The District Manager reviewed the letter drafted by general counsel with the Board. Director Jones motioned to approve the letter as presented. Director Garcia seconded the motion and the Board voted 5-0 to approve the letter.

Action Item #5: The District's general counsel will send the letter to the Carlson Group.

2. Status Update- Vectra Bank credit card for directors for even management: The District manager reported that a District credit card has been issued to Director Jones (considering her role as the president of the District's neighborhood social event committee).
3. Review 2021 annual financial statements: The District Manager presented and reviewed the District's financial statements with the Board. Through December 31, 2021, the District has collected 100% of property tax assessments and 100.5% of projected specific ownership tax revenue.

As of December 31, 2021, cash in the checking and CSAFE accounts totaled \$56,460 and \$250,022, respectively.

Year-to-date expenses in the operating fund are as follows:

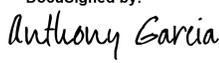
Expense Category	Actual	Budget	\$ Difference	% of Budget Spent
Administrative Costs	\$ 67,369	\$ 112,292	\$ 44,923	60.0%
Landscaping Costs	162,398	248,100	85,702	65.5%
Trash pick-up services	69,292	60,400	(8,892)	114.7%
Capital Asset Maint	9,978	23,308	13,330	42.8%
Media & Recreation Costs	9,343	15,000	5,657	62.3%
Cov enf & snow removal	26,229	27,900	1,671	94.0%
Capital fund contributions	72,231	25,000	(47,231)	288.9%
Total Costs	\$ 416,840	\$ 512,000	\$ 95,160	81.4%

IX. Directors Matters

Director Jones reported that the Social Committee is struggling to keep people motivated. Director Jones asked if she could provide the two chairs of the committee with an incentive, the board agreed, no vote was needed.

X. Adjournment (7:27pm)

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 May 10, 2022 at 5:30 pm at the Trail Winds Recreation Center (13495 Holly St, Thornton, Co 80602)

DocuSigned by:

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 Secretary

5/17/2022

Date