

LEWIS POINTE METROPOLITAN DISTRICT

Special Board Meeting Minutes

Meeting Date: Thursday July 14, 2022

Meeting Time: 6:01pm to 6:58pm

Meeting Location: The online video conference site will be held at the following online location:

<https://www.gotomeet.me/DistrictBoardMeetingRoom2>

I. Call to Order (6:01 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
Christopher Deines	Director	May 2025 (Elected)
Amy Jones	Treasurer	May 2023 (Elected)
Anthony Garcia	Secretary	May 2023 (Elected)
Robert Maples	Assistant Secretary	May 2023 (Elected)
Erika Christopher	Director	May 2023 (Appointed)

Also, in attendance was Susie Ellis (Covenant Enforcement Manager) with Community Preservation Specialists. One homeowner was in attendance: Mr. Stewart (14275 Forest St).

II. Roll Call

The meeting was called to order by Director Jones. Director Jones 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. Ellis reviewed with the Board the appeal on the property at 14275 Forest St for installation of an 8x10x8 shed with a 2 foot setback from the rear and side property lines. The ARC denied the request because the Lewis Pointe Design Guidelines require a 4-foot setback which was just recently reduced from 6 feet. Mr. Stewart addressed the Board and requested the Board consider reversing the Architectural Review Committee’s denial of this project.

V. Directors Matters

- 1) The Board reviewed and discussed the comments and information provided by Ms. Ellis and the Mr. Stewart. The Board voted 4-1 to uphold the Architectural Review Committee’s decision to deny the installation of the shed at 14275 Forest St.

- 2) Director Maples requested that the shed height approval that occurred on May 10, 2022 be readdressed due to some information that came to light following the meeting. There was some concern that a board member may have had a potential conflict of interest when voting on the matter during the May meeting. The board voted 3/2 to place a moratorium on approvals for shed heights exceeding 8 feet until more discussion can be had at the August 16, 202 meeting.

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

VI. Adjournment (6:58pm)

There being no further business to come before the Board, and upon motion duly made by Director Jones, the meeting was adjourned. The next board meeting is scheduled for Tuesday August 16, 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

12/12/2022

Date