

## **Lewis Pointe Metropolitan District Regular Board Meeting Minutes**

Meeting Date: Tuesday February 07, 2023

Meeting Time: 5:34pm to 7:14pm

Meeting Location: Trail Winds Recreation Center

### **I. Roll Call (5:34 pm)**

A regular meeting of the Board of Directors of the Lewis Pointe Metropolitan District (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:

<b>Directors</b>	<b>Office</b>	<b>Attendance</b>
Amy Jones	President	Present
Tony Garcia	Secretary	Present- via phone
Robert Maples	Assistant Secretary	Present
Chris Deines	Treasurer	Present
Vacant	Assistant Secretary	

Also, in attendance were district manager Jennifer Brink, Wolfersberger; Susie Ellis (Covenant Enforcement Manager) with Community Preservation Specialists and Two Homeowners: Andrea Till (14235 Forest St) and Richard Poehl (14325 Forest St)

### **II. Call to Order**

The meeting was called to order by Director Jones who noted that a quorum of the Board was present and the Directors had confirmed their qualification to serve, the meeting notice was duly posted on the District's website, and therefore called the regular meeting of the Board of Directors of Lewis Pointe Metropolitan District to order.

### **III. Disclosure Matters**

The District Manager reminded the board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member disclosed no conflicts of interest.

### **IV. Public Comments –**

- Ms. Till commented to the board that she is very disappointed with the landscaping and the snow removal services. She expressed concern regarding the liability of someone getting hurt.
- Mr. Poehl commented to the board his same disappointment with the landscaping and snow removal services. He also expressed frustration regarding individual homeowners

not removing snow in a timely manner. Additionally, he mentioned concern regarding sprinklers needing adjustment, so they are not hitting district fences

## V. Administrative and Contractual Matters

- 1) Review and approve meeting agenda: The Board reviewed the agenda as presented by the District Manager. Director Jones requested the agenda be amended to add the Snow Removal discussion portion of the meeting up to the first discussion item. Director Maples moved to approve the agenda as amended per Director Jones' request. Director Deines seconded the motion and the Board voted 4-0 to approve the agenda as amended.
- 2) Snow Removal issues: The board discussed their frustration that Mr. Gracian or Mr. Hoefer with Environmental Design did not come the meeting. Director Jones reported that she called several times with the last snowstorm and got no response. Director Deines discussed being billed for Salt but stated that he didn't see any evidence of salt being spread in the neighborhood and would like the district to be reimbursed. The board discussed getting other snow removal bids and putting environmental designs on notice that if things don't change, they are terminating their contract.

**Action Item #1:** The District Manager will get bids from other Landscapers.

- 3) Review and consider minutes from the November 08, 2022 board meeting: The Board reviewed the draft of the minutes as presented by the District Manager. Director Maples moved to approve the minutes as presented. Director Jones seconded the motion and the Board voted 4-0 to approve the motion
- 4) Status update- Board election: The District Manager reported there are three board members up for election. Newsletters will be emailed out and posted on the website within the next few days.

## VI. Landscaping Matters

- 1) Status Update- brick column install project at SE corner of Fairfax & 144<sup>th</sup> Ave: The District Manager reported that the brick pillar was installed and is completed.
- 2) Status Update- electric meter install bid on west side of Fairfax & 144<sup>th</sup> Ave: Mr Gracian was unable to attend the meeting will provide status update via email to the board.

**Action Item #2:** The District manager will get bids for the electrical project

## VII. Covenant Enforcement

- 1) Review covenant enforcement reports: Ms. Ellis reviewed the enforcement reports with the Board. Thru the month of January, CPS has opened 27 cases, conducted 82 inspections related

to cases, issued 15 notices, and assisted with 4 inquiries needing a field inspection, research, or other information. There is 1 property at the \$100 fine stage.

Ms. Ellis reported 4 design request forms have been submitted to the Architectural Review Committee by homeowners in 2023

Director Jones reported the ARC is requesting the Board approve a moratorium on all exterior paint requests until April 1, 2023, when the new neighborhood paint book will be published and available to homeowners. Director Jones motioned to approve the moratorium. Director Deines seconded the motion. The Board voted 4-0 to approve the motion.

- 2) Status Update- Paint Book: Ms. Ellis reported that the paint book is complete and ready for review from the board. Director Jones stated that she reached out to Sherwin Williams to review the book and that other board members are invited to review it as well.

### **VIII. Financial and Contractual Matters**

- 1) Review Payment of Claims: The Board reviewed the schedule of check payments (checks #100131 to #100149 and check #122-138) totaling \$74,283.99. Director Deines motioned to approve the payment of claims and Director Maples seconded the motion. The Board voted 4-0 to approve the motion

### **IX. Director Matters**

- Director Jones reported that the social committee has events planned thru September. They are still struggling with getting volunteers. It was requested that the management company provide some bids for the possibility that we have to pay someone to do the community events. It would be good to know how much that would cost and perhaps offer financial payments for folks in the neighborhood to help. The volunteers are burning the candles at both ends and are getting burned out. We cannot continue without some type of assistance.
- Director Jones reported that there are 4 members on the DRC Committee, and they need 5. Still looking for someone else to fill that spot.
- The board requested legal guidance regarding the liability to the district for snow removal services not being completed correctly.
- The board requested the District Manger get bids for Staining of the fences and fence repair.
- The board expressed concern about the 1-year warranty on trees if they terminate landscaping contract.

### **X. Adjournment (7:14pm)**

There being no further business to come before the Board, and upon motion duly made by Director Deines, seconded by Director Maples and unanimously carried, the meeting was adjourned. The next board meeting will be held at 5:30 pm on Tuesday May 09, 2023 at the Trail Winds Recreation Center at (13495 Holly St, Thornton, Co 80602)

DocuSigned by:  
*Chris Deines*  
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Secretary

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6/8/2023

Date

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