

Lewis Pointe Metropolitan District Regular Board Meeting Minutes

Meeting Date: Tuesday July 11, 2023

Meeting Time: 5:33pm to 8:04pm

Meeting Location: Online

I. Roll Call (5:33 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:

| Directors | Office | Attendance |
|------------------|---------------|-------------------|
| Amy Jones | President | Present |
| Pete Adler | Director | Present |
| Chris Deines | Treasurer | Present |
| Daniel Laing | Director | Present |
| Robert Maples | Director | Present via phone |

Also, in attendance were district manager Jennifer Brink and Annemarie Tucker, Wolfersberger; Susie Ellis (Covenant Enforcement Manager) with Community Preservation Specialists; Michael Hoefler with Environmental Designs; David Luongo (Fence Contractor), no homeowners were in attendance.

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. 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 move the covenant enforcement discussion portion of the meeting up to the top, then the financial matter section of the meeting. Director Adler moved to approve the agenda as amended per Director

Jones' request. Director Deines seconded the motion and the Board voted 5-0 to approve the agenda as amended.

- 2) Review and consider minutes from the May 09, 2023 board meeting: The Board reviewed the draft of the minutes as presented by the District Manager. Director Deines moved to approve the minutes as presented. Director Adler seconded the motion and the Board voted 5-0 to approve the motion.
- 3) SDA Conference: The District Manager discussed with the board the yearly SDA conference is September. The board will determine who will be attending via email.

V. Landscaping and Capital Asset Matters

- 1) Status Update- electric meter install bid on west side of Fairfax & 144th Ave: The District Manager reported that the meter is a water meter, and we can't tap into it. The board would like to get bids for a new meter and to run the line from the monument sign.

Action item #1 The District Manger will get bids to put in a new meter as well as running a line from the monument sign.

- 2) Status Update – detention pond clean-out-project: Mr. Hoefer reported that the Southeast detention pond has been cleaned out. They will be working on cleaning out the northeast detention pond as they can as it is still full of water.
- 3) Review and consider EDI bid to install mulch throughout all planterbeds: The board reviewed the bid provided by EDI, they would like to wait and get other bids for the mulch

Action #2: The District Manger will get other bids for the mulch refresh.

- 4) Review and consider EDI bid for Rose Pruning (East 141st Ave and Glencoe St): The Board reviewed the contractor bids submitted by EDI. Director Adler motioned to approve the bid. Director Deines seconded the motion and the board voted 5-0 to approve the bid.
- 5) Review and consider EDI Tree replacement bid: The Board reviewed the bid submitted by EDI. Director Adler motioned to approve the warranty trees, as well as remove the trees along Dahlia St and one along 144th. Director Deines seconded the motion and the board voted 5-0 to approve the bid.
- 6) Review and consider fence staining bids: The Board reviewed and discussed the contractor bids submitted by Neighborly Fence Staining. Director Adler motioned to approve the bid to have the "bad" and "Not Stained" sections be done. Director Laing seconded the motion and the board voted 5-0 to approve the bid.

VI. Covenant Enforcement

- 1) Review covenant enforcement reports: Ms. Ellis reviewed the enforcement reports with the Board. Thru the month of June, CPS has opened 175 cases, conducted 598 inspections related

to cases, issued 186 notices, and assisted with 16 inquiries needing a field inspection, research, or other information. There is 1 property at the \$100 fine stage.

Ms. Ellis reported 22 design request forms have been submitted, 17 requests have been approved, with 2 requests denied and 3 currently pending to the Architectural Review Committee by homeowners in 2023.

- 2) Status update- Ms. Ellis reported that she is waiting for Brooke to complete the book.

VII. Financial and Contractual Matters

- 1) Review Payment of Claims: The Board reviewed the schedule of check payments (checks #100160 to #100170 and 139-140) totaling \$45,930.42. Director Jones motioned to approve the payment of claims and Director Deines seconded the motion. The Board voted 5-0 to approve the motion
- 2) Review June 30, 2023 financial statements: The District Manager presented and reviewed the District's financial statements with the Board. Through June 30, 2023, the District has collected 56.5% of property tax assessments and 35.8% of projected specific ownership tax revenue.

As of June 30, 2023, cash in the CSAFE and checking accounts totaled \$751,468.

Year-to-date expenses through June 30, 2023 in the operating fund are as follows:

| Expense Category | Actual | Budget | \$ Difference | % of Budget Spent |
|----------------------------|-------------------|----------------|----------------|-------------------|
| Administrative Costs | \$ 45,822 | 58,000 | 12,178 | 79% |
| Landscaping Costs | 53,822 | 126,470 | 72,648 | 43% |
| Trash pick-up services | 30,213 | 33,500 | 3,287 | 90% |
| Capital Asset Maint | 9,865 | 17,600 | 7,735 | 56% |
| Media & Recreation Costs | 1,527 | 9,396 | 7,869 | 16% |
| Cov enf & snow removal | 11,320 | 21,300 | 9,981 | 53% |
| Capital fund contributions | - | - | - | - |
| Total Costs | \$ 152,568 | 256,266 | 113,698 | 60% |

- 3) Review and consider TABOR Resolution: The District Manager reviewed the board TABOR resolution. The board reviewed the Tabor resolution. Director Adler motioned to approve the Resolution to decrease to 11.7 million. Director Laing seconded the motion. The board voted 5-0 to approve the motion.

VIII. Recreation Events / Social Committee

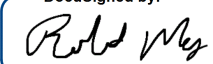
Director Jones reviewed the community event calendar and noted the Fourth of July Parade was well attended. Coming up is the block party on Jul 22nd and will include a bouncy house and food trucks . The movie nights should be starting up soon as well.

IX. Director Matters

- Director Jones discussed the determination of Officers: Director Jones motioned to appoint Director Deines as Treasurer. Director Adler seconded the motion. The board voted 5-0 to approve the motion.
- Director Deines motioned to appoint Director Adler as President, Director Maples as Secretary, Director Jones, and Director Laing as Directors. Director Maples seconded the motion and the Board voted 5-0 to approve the motion.
- Director Jones discussed with the board Director’s taking point on aspects of running the board. Director Maples and Director Laing will oversee the DRR. Director Jones will oversee Social Committee and Communication. Director Adler and Director Deines will oversee the Landscaping.
- Director Deines asked that we consider having more online meetings.
- Director Maples asked about the Water Treatment, was discussed with the board that the water storage tank will be buried. Still needs approval form the city council.

X. Adjournment (pm)

There being no further business to come before the Board, and upon motion duly made by Director Jones, seconded by Director Adler and unanimously carried, the meeting was adjourned. The next board meeting will be held at 5:30 pm on Tuesday September 12 , 2023 Will be online.

DocuSigned By:

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Secretary

10/18/2023
Date