

Lewis Pointe Metropolitan District Regular Board Meeting Minutes

Meeting Date: Tuesday September 12, 2023

Meeting Time: 5:30pm to 7:26pm

Meeting Location: Online

I. Roll Call (5:30 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
Pete Adler	President	Present
Chris Deines	Treasurer	Present
Robert Maples	Secretary	Present
Daniel Laing	Director	Present
Amy Jones	Director	Present

Also, in attendance were district manager Annemarie Tucker, Wolfersberger; Susie Ellis (Covenant Enforcement Manager) with Community Preservation Specialists; Michael Hoefer with Environmental Designs; four homeowners (1) Mr. Karraker (5488 E 142nd Ave), (2) Mr. Oswald (14165 Grape St), and (3) Mr. and Mrs. Shashank (4889 E 142nd Ave) were in attendance.

II. Call to Order

The meeting was called to order by Director Adler 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 Adler requested the agenda be amended to move the homeowner appeals portion of the meeting up to the top to be discussed before Landscaping Matters. The Board unanimously agreed to approve the motion.

- 2) Review and consider minutes from the July 11, 2023 board meeting: The Board reviewed the draft of the minutes as presented by the District Manager. Director Jones moved to approve the minutes as presented. Director Maples seconded the motion and the Board voted 5-0 to approve the motion.

V. Review and discuss homeowner appeals

Ms. Ellis and the following homeowners: (1) Mr. Karraker (5488 E 142nd Ave), (2) Mr. Oswald (14165 Grape St), and (3) Mr. and Mrs. Shashank (4889 E 142nd Ave) addressed the Board regarding appeals for their property accounts. The Board agreed to continue their decision for the appeals in the Covenant Enforcement section of the meeting.

VI. Landscaping and Capital Asset Matters

- 1) Status Update- electric meter install bid on west side of Fairfax & 144th Ave: The District Manager reported the additional bids have not been received yet.
- 2) Status Update – detention pond clean-out-project: Mr. Hoefler reported the detention pond cleanout project has been completed for both ponds. Depending on weather they may need to do an additional cleanout later this year.
- 3) Review and consider bids to install mulch throughout all planterbeds: The District Manager reported the additional bids have not been received yet.
- 4) Status Update - Rose Pruning (East 141st Ave and Glencoe St): Mr. Hoefler reported the project has been completed.
- 5) Status Update - Tree replacement: Mr. Hoefler reported the project has been completed except for the trees on Dahila Way and one tree on Holly and E 144th Ave. The Board requested the trees be removed, the holes filled in and sodded.
- 6) Status Update - fence staining: The District Manager reported the project has been completed.

VII. 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.

3) Review and discuss homeowner appeals:

5488 E 142nd Ave: The Board unanimously agreed to uphold the ARC Committees denial for the privacy screen.

5403 E 140th Pl: Director Jones motioned since the violation has been corrected to uphold the fine with a reduction of 50% and the Board unanimously agreed to approve the motion.

4889 E 142nd Ave: Director Jones motioned since the violation has been corrected to uphold the fine with a reduction of 50% and the Board unanimously agreed to approve the motion.

Director Jones left the meeting at 7:12pm.

14165 Grape St: Director Adler motioned to uphold the fine on the property since the violation has not been corrected and the Board unanimously agreed to approve the motion.

VIII. Financial and Contractual Matters

1) Review Payment of Claims: The Board reviewed the schedule of check payments (checks #100171 to #100182 and 141-147) totaling \$61,898.93. Director Deines motioned to approve the payment of claims and Director Adler seconded the motion. The Board voted 4-0 to approve the motion.

IX. Recreation Events / Social Committee

Director Adler noted the next community event will be the Halloween event.

X. Director Matters - None

XI. Adjournment (7:26pm)

There being no further business to come before the Board, and upon motion duly made by Director Adler unanimously carried, the meeting was adjourned. The next board meeting will be held at 5:30 pm on Tuesday November 14, 2023 held at the Trail Winds Recreation Center (13495 Holly St., Thornton CO 80602).


3D156612B025408...
Secretary

11/15/2023
Date