

Lewis Pointe Metropolitan District Regular Board Meeting Minutes

Meeting Date: Tuesday February 13, 2024

Meeting Time: 5:38pm to 8:17pm

Meeting Location: Online

I. Roll Call (5:38 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
Amy Jones	Director	Present
Robert Maples	Secretary	Present
Chris Deines	Treasurer	Present
Daniel Laing	Director	Present

Also, in attendance were district manager Jennifer Brink (Wolfersberger, LLC); landscape manager, Ruben Ortiz (First Class Sprinker); and Covenant Enforcement Manager, Susie Ellis (Community Preservation Specialists). One homeowner was in attendance: Aaron Coleman (14047 Hudson St)

II. Call to Order

The meeting was called to order by Director Adler who noted that a quorum of the Board was present, 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 – None

V. 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 conduct violation appeal hearings when the related homeowners arrived. Director Jones moved to approve the agenda as amended per Director Adlers' request and the Board voted 5-0 to approve the agenda as amended
- 2) Review and consider minutes from the November 14, 2024 board meeting: The Board reviewed the draft of the minutes as presented by the District Manager. Director Adler moved to approve the minutes as amended. Director Maples seconded the motion and the Board voted 5-0 to approve the motion
- 3) Review and consider minutes from the November 14, 2024 Townhall 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
- 4) Status update- November 2023 Election: The District Manager reported that the two Board-referred Tabor ballot issues passed in November effectively eliminating the District's ability to issue additional debt without voter approval and reducing the District's ability to tax homeowners to fund operations from \$11.7 million/year down to \$1 million/year.

Landscaping Matters

- 1) Status update- electric meter install bid on west side of Fairfax/144 Ave: The District Manager reported that Xcel Energy is working on installing the new electric meter. No time frame when this job will be completed.
- 2) Status update- mulch install project: Director Adler reported that the mulch project was complete.
- 3) Status update- landscape company transition to Frist Class Sprinkler: Mr. Ortiz provided an update on the transition of landscape services from Environmental Designs to First Class Sprinkler and discussed various concerns/issues with the Board.
- 4) Review and discuss snow triggers with First Class Sprinkler: The Board discussed the 2' snow trigger depth for plowing services and discussed with Mr. Ortiz how First Class Sprinkler is removing snow - 2 tractors and hand shoveling to clean up behind.
- 5) Review and consider detention pond restoration project bid: The Board reviewed and discussed the project bid submitted by First Class Sprinkler. Director Adler motioned to approve the bid. Director Jones seconded the motion and the board voted 5-0 to approve the bid.
- 6) Review and discuss fence painting bid: The Board reviewed and discussed the fence painting bid submitted by Neighborly Fence Staining. Director Maples motioned to approve the bid

to have both the yellow and purple sections on the bid's map be completed this spring. Director Jones seconded the motion and the board voted 5-0 to approve the bid.

- 7) Review and discuss landscaping improvements: The Board discussed several items that they would like to address in the future including: (1) remove and replace all mulch in the planterbeds across all open spaces in the community, (2) landscape refresh at 143rd and Fairfax and (3) correct drainage issues at the corner of 142nd Ave and Fairfax. Director Adler will contact the homeowner for more information. The Board requested the District Manager obtain a bid from First Class Sprinkler for the landscape refresh project and requested Mr. Ortiz investigate the drainage issue and report back to the Board.

Action item #1: The District Manager will obtain a bid from First Class Sprinkler for the landscape refresh project and obtain First Class Sprinkler's recommendations to address the drainage issues at 142nd Ave and Fairfax.

VI. Covenant Enforcement

- 1) Review covenant enforcement reports: Ms. Ellis reviewed the enforcement reports with the Board. Through the end of 2023 year, CPS opened 236 property maintenance violations, conducted 956 inspections, issued 366 notices, and responded to 31 homeowner inquiries requiring a field inspection, research, or other information. 52 \$100 fine stage notices have been issued and 9 \$250 fine stage notices have been issued.

Ms. Ellis reported 44 design request forms have been submitted by homeowners to the Architectural Review Committee in 2023.

- 2) Status Update – Neighborhood paint book: Ms. Ellis reported that she is waiting on Sherwin Williams to complete and publish on its website the neighborhood paint book.
- 3) Review and discuss homeowner appeals/fine hearing: The Board reviewed and discussed the following homeowner appeals/fines:
 - 14047 Hudson St: Mr. Coleman addressed the Board regarding the weed violation and fine issued on his property. The Board agreed to uphold the current fines.
 - 5241 E 143rd Dr: The homeowner requested to discuss the violations/fines with the Board at the May meeting.
 - 14115 Grape St: The homeowner requested to discuss the violations/fines with the Board at the May meeting.
- 4) Review and discuss updating Design Guidelines regarding builder-installed landscaping: The Board reviewed and discussed proposed changes to the Design Guidelines to require homeowners to maintain builder-installed agricultural design elements.

Action Item #2: Ms. Ellis will provide the District Manager with a draft of proposed changes to the Design Guidelines.

VII. Financial and Contractual Matters

- 1) Review Payment of Claims: The Board reviewed the schedule of check payments (checks #100133 to #100208 and check #'s 148-154) totaling \$121,326.69 The Board requested additional information on one of the line items.

VIII. Recreation Events/Social Committee

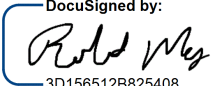
- 1) Status update - 2024 neighborhood event calendar: Director Jones reported that she is now the only member of the Social Committee. Neighborhood event plans for 2024 include an Easter Egg hunt (March 23rd), Community Garage Sale (June 7th and 8th), Community block party (not yet scheduled). The Board expressed interest in planning a summer party with the North Holly Metro District. Director Jones will get all the dates posted on the District's website.

- IX. Director Matters-** The Board would like to publish a newsletter and include the following topics: traffic safety, dog poop, announcement regarding the change in District's landscape contractor, mulch refresh project, adding more Christmas lights to the neighborhood entrances, landscaping maintenance reminder and a call for volunteers to serve on the Social Activity Committee.

Action item #3: The District Manager will submit to the Board a draft newsletter.

X. Adjournment (8:17pm)

There being no further business to come before the Board, and upon motion duly made by Director Adler, seconded by Director Maples and unanimously carried, the meeting was adjourned. The next regularly scheduled board meeting will be held at 5:30 pm on Tuesday May 14, 2024 at the Trail Winds Recreation Center at (13495 Holly St, Thornton, Co 80602)

DocuSigned by:

3D156512B825408...
Secretary

5/23/2024
Date