

Lewis Pointe Metropolitan District Regular Board Meeting Minutes

Meeting Date: Tuesday May 21, 2024

Meeting Time: 5:39pm to 8:49pm

Meeting Location: Online

I. Roll Call (5:39 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	Excused Absent

Also, in attendance were district manager Jennifer Brink (Wolfersberger, LLC); landscape manager, Ruben Ortiz (First Class Sprinklers); and Covenant Enforcement Manager, Susie Ellis (Community Preservation Specialists). No other homeowners 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, 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 Maples moved to approve the agenda as presented. Director Jones seconded the motion and the board voted 4-0 to approve the agenda.
- 2) Review and consider minutes from the February 13, 2024 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
- 3) Review and consider minutes from the April 15, 2024 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

Landscaping Matters

- 1) Status update- electric meter install bid on west side of Fairfax/144 Ave: The District Manager reported working with the homeowner and the landscaper to coordinate get electric hooked up. No time frame when this job will be completed.
- 2) Status update- landscaping improvements: Mr. Ortiz reported that the irrigation has been turned on, they are coming out weekly. The herbicide has been completed. Mr Ortiz reported that there are 30-40 heads broken. The native around the pond on the NE Side, has a lot of muck in it, will need to wait until its dry to clean out.
- 3) Discuss mulch service contract and related cost to rake away mulch from fence line: The board discussed contacting First Class Landscaping to discuss reimbursement cost for the mulch.

VI. **Covenant Enforcement**

- 1) Review covenant enforcement reports: Ms. Ellis reviewed the enforcement reports with the Board. Through May 31, 2024, CPS opened 101 property maintenance violations, conducted 356 inspections, issued 63 notices, and responded to 14 homeowner inquiries requiring a field inspection, research, or other information. There are 3 fines pending

Ms. Ellis reported 22 design request forms have been submitted, 17 have been approved, and 2 were denied, and 3 are currently pending.

- 2) Review and discuss homeowner appeals/fine hearing: The Board reviewed and discussed the following homeowner appeals/fines:
 - 5241 E 143rd Dr: No show from the homeowner, the board discussed the homeowner's ARC denial appeal to remove the shutters. Director Adler motioned to uphold the

ARC’s decision to deny the removal of shutters. Director Jones seconded the motion and the board voted 3-1 to approve the motions, with Director Deines objecting.

- 14115 Grape St: No show from the homeowner, the board discussed the homeowner’s weeds. Director Maples motioned to uphold the issuance of the fines per the policy for the weed removal violation in the full amount of \$100. Director Jones seconded the motion and the board voted 4-0 to approve the motion.

3) Status update- Design guidelines section update: The Board reviewed and discussed proposed changes to the Design Guidelines to require homeowners to maintain builder-installed agricultural design elements.

Action item #1: Susie will email copy of the design guidelines out to the board

- 4) Review and discuss garage and front doors: The board discussed front doors needing to match the garage doors.
- 5) Neighborhood safety watch: The board reported that no crimes have been committed, just a good reminder that if you see something say something.
- 6) Status update- Fence staining: Director Adler reported that the fence has been completed and that it looks nice.

VII. Financial and Contractual Matters

- 1) Review Payment of Claims: The Board reviewed the schedule of check payments (checks #100212 to #100220 and check #'s 155-157) totaling \$40,033.74 Director Deines motioned to approve the payment of claims and Director Adler seconded the motion. The Board voted 4-0 to approve the motion
- 1) Review and discuss May 31, 2024 financial statements: The District Manager reviewed the District’s current financial statements with the Board. As of May 31st, cash in the District’s checking account totaled \$48,751, cash in the CSAFE account totaled \$670,513, and cash in the UMB restricted account totaled \$302,408.

Actual and budgeted expenditures in the general fund for the 5-month period ended May 31st is as follows:

Expense Category	Actual	Budget	\$ Difference	% of Budget Spent
Administrative Costs	\$ 19,226	24,661	5,435	78%
Landscaping Costs	51,465	90,699	39,234	27%
Capital Asset Maint	3,281	13,600	319	48%
Media & Recreation Costs	907	4,330	3,423	21%
Snow Removal & Neighborhood Inspections	11,900	17,133	5,234	89%

Reserve fund contributions	-	-	-	-
Total Costs (Year-to-date)	\$ 86,779	\$ 150,423	\$ 63,644	57%

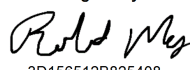
VIII. Recreation Events/Social Committee

- 1) Status update - 2024 neighborhood event calendar: Director Jones reported the neighborhood events include a Community Garage Sale (June 7th and 8th), Bike Parade, (July 4th), Community block party (July 13). Director Jones requested to get all these dates added to the website

IX. Director Matters- None

X. Adjournment (8:49pm)

- 1) 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 July 9, 2024 online at <https://meet.goto.com/Wolfersberger/district-board-meeting-room-3> Members of the public may also participate via phone using the dial-in number (646) 749-3122 and access code #222-163-061)

DocuSigned by:

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Secretary

7/13/2024

Date