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# RECORD OF PROCEEDING

## MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF:

## LEWIS POINTE METROPOLITAN DISTRICT

## HELD THURSDAY, JUNE 11, 2026, AT 5:30 PM

### ADMINISTRATIVE ITEMS

The regular meeting of the Board of Directors of the Lewis Pointe Metropolitan District, Adams County, Colorado was called to order on the day shown above by Director Adler in accordance with the laws of the State of Colorado. The following Directors were acting:

Pete Adler, President
Chris Deines, Treasurer
Amy Jones, Secretary
Daniel Laing, Assistant Secretary
Scott Nathlich, Director

Also present was:
Michael Schenfeld and Marcos Pacheco, Community Resource Services of Colorado, LLC
Susie Ellis, Code Compliance
Stephanie Ceccato, District Counsel
Kelcie and Jake Marr, Residents
Marilyn Maguire, Resident
Andrew DeLorenzo, Resident
Ann Marie Jatkauski, Resident
Kirk Jones, Resident

### CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 5:33 p.m.

### CONFLICTS OF INTEREST

There were none.

### APPROVE AMENDED AGENDA

The Board requested to move Amy's comments to before Garage Policy. Director Adler motioned to approve the agenda to as amended. Upon second by Director Dienes, a vote was taken, and the motion carried unanimously.

### MINUTES

Director Nathlich moved to approve the minutes of the meeting held on May 14, 2026, as amended. Upon second by Director Deines, a vote was taken, and the motion carried unanimously.

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**FINANCIAL MATTERS**

a. **Review and Approve/Ratify Payment of Claims:** Mr. Pacheco reviewed the Claims. Mr. Schenfeld answered questions regarding past claims. After review, Director Jones moved to approve the Claims as presented. Upon second by Director Adler, a vote was taken, and the motion was carried unanimously.
b. **Review Cash Position and Fund Allocation:** Mr. Pacheco reviewed the cash position and fund allocation. After review, Director Jones moved to approve the cash position and fund allocation as presented. Upon second by Director Adler, a vote was taken, and the motion was carried unanimously.
c. **Review Financial Statements:** Mr. Pacheco reviewed the financial statements. After review, Director Jones moved to approve the financial statements as presented. Upon second by Director Adler, a vote was taken, and the motion was carried unanimously.

**DIRECTOR MATTERS**

a. **Garage Door Standards Proposal:** Director Jones reads a statement made by the ARC. After the statement, Director Jones supports the Garage Doors Proposal. After the Board discussed after public comments were made, the Board decided to adopt the resolution as amended. The motion carried by a majority vote, with Director Adler voting no.

**PUBLIC COMMENT**

a. **Kelcie Marr:** The resident thanked the Board for hearing community input and spoke in support of allowing wooden doors, noting they would complement craftsman-style homes and positively impact the neighborhood's overall aesthetic and property values. The speaker noted that their requests continue to be denied and requested formal clarity on the criteria used for these decisions.
b. **Andrew DeLorenzo:** The resident stated they have delayed applying based on feedback from neighbors regarding the approval process. The speaker argued that builder-grade products represent the lowest standard, expressed confusion over the Board's resistance to property improvements, and asserted that strict uniformity harms homes that are selling and neighborhood value. They concluded by noting that current restrictions prevent them from replacing their damaged door.
**c.** **Kirk Jones:** The resident thanked the Board for the opportunity to speak and expressed support for wooden doors, noting that properly maintained wood enhances the neighborhood's appearance. The speaker suggested that the option could be easily managed through clear architectural guidelines, allowing for a more pleasing aesthetic while maintaining community standards.
**d.** **Jake Marr:** The resident explained that their primary issue stems from an inability to control the temperature while working frequently in their garage, noting that an insulated door would resolve the problem. The speaker expressed frustration with a perceived cycle of non-approvals, stating that the lack of clear answers prevents residents from making necessary property improvements and repairing existing damage, which has caused widespread frustration in the neighborhood.
**e.** **Ann Marie Jatkauski:** The resident stated that while personal preference would prevent them from installing a wood door, they are not opposed to allowing the option for others. The speaker also noted that high-quality overlay products are currently available on the market and could serve as an excellent alternative option for the community.

**MANAGEMENT MATTERS**

a. **Manager's Report:** Mr. Pacheco mentioned the Special District Association (SDA) conference, followed by Mr. Schenfeld providing an update on standard District operational matters. Director Nathlich raised questions regarding why dead or failing trees have not yet been replaced, prompting a board discussion. Mr. Schenfeld

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responded in regards to the watering frequency. Board expressed consensus in favor of installing mulch rings around existing trees to improve health. The discussion concluded with strategies to address escalating weed growth throughout the District.

**DISTRICT COVENANT MATTERS**

There were none.

**MAINTENANCE AND OPERATIONAL MATTERS**

a. **Maintenance and Upkeep Report:** Director Dienes requested clarification on the grates and getting them properly cleaned. Mr. Schenfeld mentioned that he will work with the City of Thornton to find a resolution.
b. **Snow Removal/Landscaping Report:** Mr. Schenfeld reviewed the landscaping report.

**LEGAL MATTERS**

Ms. Ceccato discussed policies regarding board meetings with the Board.

**OTHER BUSINESS**

Ms. Jatkauski mentioned that she is interested in the ARC.

**ADJOURNMENT**

Upon motion to adjourn and seconded, the meeting was adjourned at 7:08 p.m.

Respectfully submitted,

DocuSigned by:
Marcos Pacheco
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Secretary for the Meeting