

RECORD OF PROCEEDING

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF:

LEWIS POINTE METROPOLITN DISTRICT

HELD THURSDAY, NOVEMBER 13, 2025, 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:

Marcos Pacheco, Michael Schenfeld and Rhonda Bilek, Community Resource Services of Colorado, LLC
Susie Ellis, Code Compliance
Amber Tedesco, Michael Hickerson and Devon Finn, Environmental Landworks Company, Inc.,
Steve Castiglione and Carlos Esquivel, Valor Landscape
Mike DePriest, GreenEarth MidWest, LLC
Alex Graves, Flock Safety

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 5:31 p.m.

CONFLICTS OF INTEREST

There were none.

APPROVE AGENDA

Director Adler moved to approve the agenda as amended to move the Maintenance & Operation Items A, B & C items after public comments. Upon second by Director Deines, a vote was taken, and the motion carried unanimously.

MINUTES

Director Adler moved to approve the minutes of the meeting held on September 9, 2025, as amended. Correction of resident's name. Upon second by Director Deines, a vote was taken, and the motion carried unanimously.

PUBLIC COMMENT

There was public in attendance and no public attending via zoom.

MAINTENANCE & OPERATION

a. **Review and Consider Landscape Maintenance Vendor Agreement for 2026:**

Environmental Landworks Company, Inc. In attendance via zoom to present the company proposal and answer questions was Amber Tedesco, Michael Hickerson and Devon Finn. The company noted that water conservation and management is highly important in the maintenance of landscaping. Will need to do an audit of the current irrigation systems and then will be able to utilize the smart technology already in place. He company will have a dedicated point of contact, technician and account manager for the client. They use local weather tracking to be on top of precipitation and severity of storms. Repairs are documented with on-site photographs and any estimate above \$500 will be considered a proposal and presented to the client. The company has an Enhancement team for special projects which will provide options and proposals. Maintenance for the native area will include mowing up to 4 times a year, weed treatments and 1 fall clean up. The native area includes the detention ponds maintenance.

Valor Landscape. In attendance via zoom to present the company proposal and answer questions was Steve Castiglione and Carlos Esquivel. The company will evaluate the IQ4 system already in place and present the Board with their suggestion on reprogramming for better water usage and conservation. The IQ4 rain sensors software tracks the weather which is pulled from data on the district zip code. Carlos Esquivel will be the district's contact and technician for the district. He will monitor the irrigation, landscaping and any issues throughout the district. Valor Landscape is a privately owned business and does not contract out. The native grass maintenance will include 2 mowings, weed control and fall clean up. The native grass includes the detention pond area. The company would like to conduct a spring walk through with the Board of Directors and the district management to make notes of landscape areas needing attention. At this time the irrigation will be checked and evaluated. Valor Landscape will not be able to address the holiday light this year but will be able to add this to the fall 2026 schedule.

GreenEarth MidWest LLC. In attendance via zoom to present the company proposal and answer questions was Mike DePriest. Mike DePriest said that comprehensive horticulture maximizes healthy landscape. The company will implement water management with irrigation programming, using the current systems and add a smart link to local weather stations, this entails changing the controllers. The company has an in-house audit tool for work orders which uses photos and detailed information for work tickets. All tickets are monitored so that all issues are solved within a short time limit. The district will have a dedicated point of contact, and account manager and there is a 24-hour emergency number. Maintenance includes mowing heights of the grass both native and non-native, time of day for watering, fertilizer, weed control, pruning, spring, summer and fall cleanup. The native area will include the detention pond, and their company suggests leaving native grass longer and no more than 2 mowings, suggesting only one in the fall. This helps water retention and native grass seeds to propagate. Holiday lighting for this year can be scheduled.

The Board thanked all vendors for their patients while waiting and their presentations. After discussion and review of the proposals the Board is requesting references from all the companies for review, to possibly visit some of the communities referenced and to have CRS have a conversation with their current landscaping company, FirstClass. Currently consideration for a landscaping company is postponed.

b. **Landscape Maintenance Update from FirstClass Sprinkler:** Postponed until next meeting.

c. **Review and Consider Tree Treatment and Replacement with Climbers Choice Tree Care:** The Board is requesting a map of the district's trees and then to identify healthy trees, trees to be replaced and which trees will not be replaced and removed. Create a long-term plan to sustain healthy trees. Will postpone until the February meeting

where a report will be presented which will include the map, plan of sustainability, tree varieties best suited for the area's climate and to add fall color.

MANAGEMENT MATTERS:

- a. **2026 Annual Administrative Matters Resolution:** Will be addressed at a special meeting.
- b. **Review and Consider Approval for Flock Security Systems:** In attendance via zoom was Alex Graves. Alex presented to the Board a map of the current flock Security cameras in the area being used by other communities and the City of Thornton police department. There are no cameras in the immediate area of Lewis Pointe MD. The current proposal has cameras at all entrances in-bound and out-bound. Alex Graves suggested cameras at entrances photographing only in-bound and other options to reduce cameras to only to locations. The access to view the photos could be as many as the entire board of two directors and the police department. Explained that the access viewed by the directors is different from the police department because the police could assign a case number which will not be visible to the district's viewing. Alex Graves shared an audit not compiled by Flock Safety of a 5-year security report showing the decline in issues. The Board thanked Alex Graves. After discussion no motion was taken.
- c. **Update to installation of Community Message Boards:** Michael Schendfeld said that the Boards have not been delivered to the installation company as of today, however they have been shipped. He will follow up and inform the Board.
- d. **District CSD Pool Insurance Renewal Update:** Will be addressed at a special meeting.

DISTRICT COVENANT MATTERS:

- a. **Covenant Enforcement Update:** The Board OK'd Susie Ellis to take action on current violations.
- b. **Discussion of Neighborhood Design, Guidelines and Rules:** Susie Ellis presented the updated draft version of the Garage door preliminary outline for a policy. The Board discussed the pros and cons of being specific, offering suggestions and being too restrictive. Concerns are that the community has a variety of styles of homes and would like owners to select a garage type door to compliment the style of home. Wood garage doors were discussed, and this could fall into the issue of style of home. Further discussion on being too restrictive verses offering door options like the district currently offers for exterior painting. Susie Ellis will update the Garage door policy per Board discussion and present at the special meeting.
- c. **Review and Consider Appointment of Bill Annis for Design Review Committee:** Will be addressed at a special meeting.

FINANCIALS ITEMS:

- a. **Consider Ratification of Past Payment of Claims and Approval of Current Claims:** Director Jones motioned to ratify and approve current claims as presented. Upon second by Director Deines, a vote was taken, and the motion carried unanimously.
- b. **Review and Accept the Unaudited Financial Statements:** Will be addressed at a special meeting.
- c. **Conduct Public Hearing to Adopt 2026 Budget and Consider Approval of the 2026 Budget Resolution**

-Adopt the 2026 Budget/Certiy Mil Levies/Appropriate 2026 Expenditures. Pacheco reported that the proper publication had been made to allow the Board to conduct the public hearing. Director Adler opened the public hearing, there being no public in attendance, no public in attendance via zoom, nor public comments received by Community Resource Services of Colorado, the public hearing was closed.

The 2026 budget will be addressed at a special meeting of the Board of Directors.

DIRECTORS ITEMS

- d. **Discussion on District Policy Regarding Rentals, AirBnB or VRBO:** Will be addressed at a special meeting.

LEGAL MATTERS

There were none.


OTHER BUSINESS

A special meeting date and time of the Board of Directors is to be determined via doodle within the next couple of days.

ADJOURNMENT

Director Adler motioned to adjourn the meeting at 8:32 p.m. Upon a second by Director Nathlich, a vote was taken, and the motion carried unanimously.

Respectfully submitted,



Secretary for the Meeting