

RECORD OF PROCEEDING

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

LEWIS POINTE METROPOLITAN DISTRICT

HELD MONDAY, DECEMBER 8, 2025, AT 5:30 PM

ADMINISTRATIVE ITEMS

The special 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 Rhonda Bilek, Community Resource Services of Colorado, LLC
Susie Ellis, Code Compliance

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 motioned to approve the agenda as presented. Upon second by Director Jones, a vote was taken, and the motion carried unanimously.

MINUTES

Director Deines moved to approve the minutes of the meetings held on November 13, 2025, subject to requested changes. Upon second by Director Laing, a vote was taken, and the motion carried unanimously.

PUBLIC COMMENT

There was none.

FINANCIAL MATTERS

- a. **Review Financial Statements:** Mr. Schenfeld reviewed the cash position. Director Adler requested the final end of year statements be emailed to the Board.
- b. **Review and Consider Approval of the 2025 Audit Engagement Letter with Haynie & Company:** Mr. Schenfeld presented the engagement letter. Director Nathlich moved to approve the engagement letter as presented. Upon second by Director Deines, a vote was taken, and the motion carried unanimously.
- c. **Adopt 2026 Budget and Consider Approval of the 2026 Budget Resolution, Adopt the 2026 Budget/Certify Mill Levies/Appropriate 2026 Expenditures:** Mr. Schenfeld presented the proposed 2026 budget noting the final assessed valuation by the county decreased to \$18,619,340.00. The mill levies are suggested as 27.000 for general fund and 29.835 for debt service, for a total mill levy of 56.835. Mr. Schenfeld reviewed the district's expenditure. After discussion Director Adler moved to adopt the 2026 budget, certify mill levies and appropriate 2026 expenditures, subject and pending requested changes and adjustments per final AV. Upon Second by Director Laing, a vote was taken, and the motion carried unanimously.

MANAGEMENT MATTERS

- a. **Consider Approval of the 2026 Annual Administrative Matters Resolution:** Mr. Schenfeld presented the administrative resolution. The director's positions will remain the same. The meeting information will be as follows. Regular meetings will be in person and/or virtually held at 5:30 p.m. on the 2nd Thursday of the following months. February 12, virtually only, April 9, May 14, June 11, July 9, September 10 and November 12. The annual public meeting will be held at 5:30 p.m. on October 8, 2026. The Board has determined that the resolution will list the community bulletin boards as the district's physical locations. The Board requested clarification on the W-2's and/or 1099s. After additional discussion the administrative resolution was not approved, and the Board requested the updated version be emailed for review.
- b. **Consider Flock Security Systems:** Director Jones prefers to have community input before deciding. Director Adler is hesitant about the cost and the additional annual cost for the services. After further discussion the Board has determined to table the proposal.
- c. **Update to installation of Community Message Boards:** Mr. Schenfeld updated the Directors that the message boards are being installed within the next two weeks if not sooner. The Board has requested a draft of the newsletter be emailed prior to being posted to the message boards.
- d. **CSD Pool Insurance Renewal Update:** Will be emailed to the Board.

MAINTENANCE AND OPERATIONAL MATTERS

- a. **Consider Approval for Landscape Maintenance Vendor Agreement for 2026:** The directors continued their discussion on the contracts from the different vendors. Director Adler motioned to approve the contract from Valor for the 2026 landscaping season. Upon second by Director Nathlich, a vote was taken, Director Deines abstained from the vote.

DISTRICT COVENANT MATTERS

- a. **Discussion of Garage Door Standards:** Ms. Ellis presented her draft policy for the garage door standards to the Board. The Directors discussed the pros and cons of the draft. The Board decided to use the current policy for the remainder of 2025. In January, Director Jones will work with Ms. Ellis on the policy and will have a revised draft ready for the Board to review in February.

- b. **Consider Appointment of Bill Annis for Design Review Committee:** The Board appoints Bill Annis to the Design Review Committee.

DIRECTOR MATTERS

- a. **Discussion on District Policy Regarding Short-Term Rentals:** The Board reviewed the current declarations and has determined not to make any changes.

- b. **Review 2026 Meeting Schedule:** The meeting schedule was discussed and approved in the 2026 annual administrative resolution.

LEGAL MATTERS

There were none.


OTHER BUSINESS

There were none.

ADJOURNMENT

Upon motion to adjourn and seconded, the meeting was adjourned at 7:39 p.m.

Respectfully submitted,



Secretary for the Meeting