RECORD OF PROCEEDING

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

LEWIS POINTE METROPOLITAN DISTRICT

HELD THURSDAY, APRIL 9, 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, Marcos Pacheco, Community Resource Services of Colorado, LLC

Susie Ellis, Code Compliance

Ann Marie Jacques Koski – Resident

Donna Phillipe - Resident

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 5:40 p.m noting that Daniel Laing was not in attendance.

CONFLICTS OF INTEREST

There were none.

APPROVE AGENDA

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

MINUTES

Director Jones moved to approve the minutes of the February 12, 2026, Regular Meeting as amended. Upon second by Director Nathlich, a vote was taken, and the motion carried unanimously.

PUBLIC COMMENT

Residents in attendance introduced themselves to the Board. There were no non-agenda items Discussed.

FINANCIAL MATTERS

a. **Review and Approve/Ratify Payment of Claims:** Mr. Pacheco presented the claims. Director Adler moved to approve and ratify the claims as presented. Upon second by Director Nathlich, a vote was taken, and the motion carried unanimously.

b. **Review Cash Position and Financial Statements:** Mr. Pacheco reviewed the cash position and unaudited financial statements. There were no questions.

DIRECTORS ITEMS

a. **Review and Consider Approval of Garage Door Standards Proposal:** Ms. Ellis presented the findings and recommendations of the Architectural Review Committee (ARC). The ARC met and recommended that the Board approve the proposed garage door standards produced by the ARC which incorporated suggestions and input received from residents. Discussion ensued. Director Deines expressed concerns that the proposed standards do not represent a significant change from the current policy. Director Jones thanked the ARC for their time and dedication, noting that many residents have expressed interest in the inclusion of wood-look garage doors. Director Nathlich noted the value of moving the process forward, even if the standards are not fully refined, and presented proposed additions including door window options and updated style choices.

Director Nathlich moved to approve the Garage Door Standards as presented. Upon second by Director Adler, a vote was taken. Director Adler and Director Nathlich voted in favor. Director Jones and Director Deines voted in opposition. Director Laing was absent. The motion failed on a 2–2 tie vote. The matter was carried forward for consideration at the next regular meeting.

b. **Community Events Update:** Director Jones reported that the Easter Egg Hunt was held successfully, though the eggs were delayed. The Green Family assisted with preparation. Refunds are expected from the egg supplier. Director Jones also announced that the Community Garage Sale is scheduled for May 29–31, 2026.

MANAGEMENT MATTERS

c. **Manager's Report:** Mr. Schenfeld provided an update on ongoing items within the District.

d. **Covenant Enforcement Report:** Nothing to report.

MAINTENANCE AND OPERATIONAL MATTERS

e. **Maintenance and Upkeep Report:** Mr. Schenfeld provided a report on current maintenance and upkeep activities within the District.

f. **Snow Removal/Landscaping Report:** Mr. Schenfeld provided a report on snow removal and landscaping operations.

LEGAL MATTERS

There were none.

ADJOURNMENT

Director Jones moved to adjourn the meeting. Upon second by Director Nathlich, a vote was taken, and the motion carried unanimously. The meeting was adjourned at 6:37 p.m. The next regular meeting is scheduled for Thursday, May 14, 2026, at 5:30 p.m., at the Trail Winds Recreation Center, 13495 Holly Street, Thornton, CO 80602.

Respectfully submitted,

DocuSigned by:

Marcos Pacheco

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Secretary for the Meeting