

RECORD OF PROCEEDING

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

LEWIS POINTE METROPOLITAN DISTRICT

HELD THURSDAY, MAY 14, 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
Daniel and Connor, Valor Landscaping

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 5:35 p.m.

CONFLICTS OF INTEREST

There were none.

APPROVE AGENDA

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

MINUTES

Director Adler moved to amend the minutes of the meeting held on April 9, 2026. Upon second by Director Deines, a vote was taken, and the motion carried unanimously.

PUBLIC COMMENT

There were none.

FINANCIAL MATTERS

- a. **Review and Approve/Ratify Payment of Claims:** After review, Director Adler moved to approve the accounts payable listing 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 presented the cash position until the end of April.

DIRECTOR MATTERS

- a. **Consider Approval of Garage Door Standards Proposal:** Director Adler presented his thoughts on the Garage Door Standards Proposal. Director Jones and Director Heines worked together to update the Garage Door Standards Policy and presented the amended policy. After review, the proposal has been moved to the next meeting on June 11th.
- b. **Community Garage Sale Update:** Mr. Schenfeld mentioned that he can put signs up on the community boards for the Garage Sale happening on May 29th and May 30th. The garage sale signs will be gathered and put up in preparation prior to the Garage Sale.

MANAGEMENT MATTERS

- a. **Manager's Report:** Mr. Schenfeld went over landscaping concerns and community message board for City relevant notices.

DISTRICT COVENANT MATTERS

- a. **Covenant Enforcement Report:** Ms. Ellis briefly reviewed the Covenant Enforcement Report.

MAINTENANCE AND OPERATIONAL MATTERS

- a. **Maintenance and Upkeep Report:** Valor presented the maintenance and upkeep report. Director Adler mentioned some areas that weeds are appearing, especially alongside the fenceline.
- b. **Snow Removal/Landscaping Report:** The Board thanked Valor for coming out for the snow removal. Valor reviewed their timing schedule and priorities on their list for the District.
- c. **Tree Replacement Plan and Prioritization:** Mr. Schenfeld mentioned that there will be new trees and let Valor know who will keep a close eye on the trees, especially due to the water restrictions. Valor discussed the option of drip irrigation for the new trees.
- d. **Weed Mitigation Update:** Director Adler discussed the areas that need the most attention. Valor discussed the procedure and explained the process on how to deal with the areas that need the most attention.
- e. **Drought Preparation and Irrigation Readiness:** Mr. Schenfeld mentioned Drought Preparation and Irrigation Readiness. Valor Landscaping discussed the repairs and necessary procedures that are in place.

LEGAL MATTERS

There were none.

OTHER BUSINESS

There were none.

ADJOURNMENT

Upon motion to adjourn and seconded, the meeting was adjourned at 7:31 p.m.

Respectfully submitted,

DocuSigned by:

Marcos Pacheco

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Secretary for the Meeting