

RECORD OF PROCEEDING

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

LEWIS POINTE METROPOLITAN DISTRICT

HELD THURSDAY, FEBRUARY 12, 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

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 5:32 p.m.

CONFLICTS OF INTEREST

There were none.

APPROVE AGENDA

Director Jones motioned to amend the agenda to provide a proposal for the garage door design standards. Upon second by Director Adler, a vote was taken, and the motion carried unanimously.

MINUTES

Director Adler moved to approve the minutes of the meetings held on December 8, 2025, subject to requested changes. Upon second by Director Deines, a vote was taken, and the motion carried unanimously.

PUBLIC COMMENT

There was none.

FINANCIAL MATTERS

- a. **Review and Approve/Ratify Payment of Claims:** Mr. Pacheco reviewed the current accounts payable. 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 and Approve/Ratify Payment of Current Claims:** Mr. Pacheco reviewed the current accounts payable. After review, Director Adler moved to approve the current claims listing as presented. Upon second by Director Nathlich, a vote was taken, and the motion carried unanimously.
- c. **Review Cash Position and Fund Allocation:** Mr. Pacheco presented the cash position until the end of January 31, 2026.
- d. **Review Financial Statements:** Mr. Pacheco presented the financial statements throughout the period ending January 31, 2026.

DIRECTOR MATTERS

- a. **Discuss and Approve of Community Message Board Policies and Procedures Draft:** Mr. Schenfeld presented the Community Message Board Policies and Procedures Draft to the Board. There was discussion on who would be designated as a key holder for the Message Board. After review, Director Dienes moved to approve the Community Message Board Policies and Procedures, as presented. Upon second by Director Nathlich, a vote was taken, and the motion carried unanimously.
- b. **Garage Door Design Standards:** Director Jones presented a drafted proposal for Garage Door Community Standards for the community to follow to protect property values and maintain architectural continuity throughout. The proposal will be reviewed by the Architectural Committee before any final decisions are made.

MANAGEMENT MATTERS

- a. **Manager's Report:** Mr. Schenfeld reviewed backflows, holiday lighting, and "No Soliciting" signage, while confirming that Valor will prioritize high-attention areas and maintain landscaping around the newly installed community message boards. During the discussion, the Board raised several maintenance concerns, including the need for lightbulb replacements, a more secure system for neighborhood utility boxes, and increased service for overflowing pet stations.

DISTRICT COVENANT MATTERS

- a. **Covenant Enforcement Report:** Ms. Ellis stated that 190 violations were corrected. The biggest concern is weeds. ARC has 73 applications submitted with 58 approved applications.

MAINTENANCE AND OPERATIONAL MATTERS

- a. **Maintenance and Upkeep Report:** Mr. Schenfeld will notify Valor of priority maintenance areas and provide a completed schedule to the Board once finalized.
- b. **Snow Removal/Landscaping Report:** Discussion of snow removal and landscaping report.
- c. **Review and Consider Approval of Tree Replacement Quote from Climbers Choice LLC:** Mr. Schenfeld reviewed the report and quote from Climbers Choice LLC. After review, Director Adler moved to accept the quote from Climbers Choice to replace the dead trees, as presented. Upon second by Director Dienes, a vote was taken, and the motion carried unanimously.

LEGAL MATTERS

There were none.

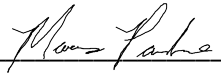
OTHER BUSINESS

There were none.

ADJOURNMENT

Upon motion to adjourn and seconded, the meeting was adjourned at 6:42 p.m.

Respectfully submitted,



Secretary for the Meeting