

Windshire Park Metropolitan Districts No. 1 and 2
1555 Millfleet Drive

[Windshire Park Metro District – Windshire Park, Colorado](#)

NOTICE OF SPECIAL MEETING AND AGENDA

DATE:	August 12, 2024
TIME:	6:00 pm
LOCATION:	6000 Summerfields Parkway Timnath, CO 80547
Zoom: https://us02web.zoom.us/j/82490871367?pwd=b4xZMriOaxFhrxdYjGHI84L9H3aZm6.1 Meeting ID: 824 9087 1367 Passcode: 689701	
<u>Board of Directors: District 1</u>	
Dino DiTullio, President	Martha Turner, Vice Chair & Asst. Sec/Treas
Jon Turner, Vice Chair & Sec/Treas	Vacant
Michael DiTullio, Vice Chair & Asst. Sec/Treas	
<u>Board of Directors: District 2</u>	
Tim Hoops, President	Brian James, Vice Chair & Asst. Sec/Treas
James Wertz, Vice Chair & Sec/Treas	Todd Yancy, Vice Chair & Asst. Sec/Treas
Cory Andrews, Vice Chair & Asst. Sec/Treas	

- I. ADMINISTRATIVE MATTERS
 - A. Call to Order/Declaration of Quorum/Conflicts of Interest
 - B. Approval of Agenda, Meeting Location and Posting Location
 - C. Public Comment: Members of the public may express their views to the Board on matters that affect the District and on items not on the agenda. Comments will be limited to three (3) minutes per speaker and 30 minutes total.
 - D. Consider Approval of Prior Meeting Minutes
 1. May 29, 2024

- II. LEGAL MATTERS
 - A. Consolidation of Districts 1 & 2
 1. District Consolidation Memo
 2. Assignment & Assumption of Services Agreements and Conveyance and Acceptance of Public Improvements
 3. Non-Potable Water Lease Agreement
 - B. 2024 Legislative Update
 1. HB24-1267 - Updated Collection and Covenant Enforcement Policies Required by January 1, 2025

- III. FINANCIAL MATTERS
 - A. Review of July 31, 2024 Draft Financial Statements
 1. Payment Plan for Account 651182 & Waiver of Late Fees

- IV. LANDSCAPE MATTERS
 - A. Irrigation System Concerns
 - B. 2024/2025 Snow Removal Proposal
 - C. 2025 Landscape Maintenance
 - D. Tree Maintenance

- V. MANAGER'S REPORT
 - A. Architectural Design Application Summary
 - B. Covenant Enforcement Report

- VI. OTHER BUSINESS
 - A. 2023 Audit
 - B. Fence Power Washing and Repair Proposals
 - C. Reserve Study Proposal
 - D. 2025 Draft Budget Considerations
 - 1. 2025 Regular Election
 - 2. Landscape Maintenance
 - 3. Reserves
 - E. 2024 Pool Season Review
 - F. Schedule Remaining 2024 Board Meetings & Budget Hearing

- VII. BOARD MEMBER COMMENTS

- VIII. ADJOURNMENT