

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:	October 28, 2024
TIME:	6:00 pm
LOCATION:	6000 Summerfields Parkway Timnath, CO 80547
<b><u>Board of Directors: District 2</u></b>	
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
  - 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 from August 12, 2024 (pgs 6-9)
  - E. Manager’s Report
    1. Architectural Design Application Summary (pgs 10-11)
    2. Covenant Enforcement Report (pgs 12-14)
- II. LEGAL MATTERS
  1. 2025 Regular Election Proposals (pgs 15-19)
  2. CORA Resolution (pgs 20-25)
  3. Consolidation Discussion
- III. FINANCIAL MATTERS
  - A. Review of September 30, 2024 Draft Financial Statements (pgs 26-55)
- IV. LANDSCAPE MATTERS
  - A. Consideration of 2025 Landscape Maintenance Proposals (pgs 56-73)
  - B. Consideration of 2024/2025 Snow Removal Proposals (if needed) (pgs 74-82)
  - C. Consideration of Detention Pond Clean Up Proposal (pgs 83-86)
- V. OTHER BUSINESS
  - A. 2023 Audit Update
  - B. Phase 2 Fence Power Wash Proposal (pgs 87-90)
  - C. Reserve Study Update
  - D. CSDPLP – Member Representation Designation Form (pg 91)
  - E. Website Proposal (pgs 92-94)
  - F. Pool Surface Repair Proposal (pg 95)

- G. 2025 Pool Management Proposal (pgs 96-99)
- H. Pest Control Proposal (pgs 100-101)
- I. Review of 2025 Draft Budget (pgs 102-103)
- J. Discuss 2025 Meeting Dates

VI. BOARD MEMBER COMMENTS

VII. ADJOURNMENT