

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
WINDSHIRE PARK METROPOLITAN DISTRICT NO. 2
HELD OCTOBER 28, 2024**

A special meeting of the Board of Directors of the Windshire Park Metropolitan District No. 2 was held on Monday, October 28, 2024, at 6:00 p.m. at the South Timnath Community Center at 6000 Summerfields Parkway, Timnath, Colorado 80547. The meeting was open to the public.

Attendance

In attendance were the following Directors:

Tim Hoops
James Wertz (via telephone)
Cory Andrews
Todd Yancy
Brian James

Also, in attendance were:

Shannon Torgerson, Goodwin & Company

Several constituents were also in attendance.

Administrative Matters

Call to Order/Declaration of Quorum – Director Hoops called the meeting to order at 6:00 p.m. Quorum was declared with all Board in attendance.

Approval of Agenda, Meeting Location and Posting Location – Following discussion, upon a motion made by Director Hoops, seconded by Director Yancy and, upon vote, unanimously carried, the Board approved the agenda as presented. Ms. Torgerson noted the agenda and notice of meeting was posted to the District’s website on Friday, October 25, 2024.

Public Comment – Questions were asked about the difference between Special and Regular Meetings and irrigation winterization.

Consider Approval of Prior Meeting Minutes – August 12, 2024 Special Meeting Minutes – Following discussion, upon a motion made by Director Hoops, seconded by Director Andrews and, upon vote, unanimously carried, the Board approved the August 12, 2024 Special Meeting Minutes as presented.

Manager’s Report – The Board reviewed the Architectural Design Application Summary and the Covenant Enforcement Report. With no questions, the meeting continued.

Legal Matters

2025 Regular Election Proposals –The Board reviewed the estimates for the 2025 Regular Election provided by Spencer Fane and Fritsche Law. Following discussion, upon a motion made by Director Hoops, seconded by Director James and, upon vote, unanimously carried, the Board approved the proposal from Fritsche Law to conduct the 2025 Regular Election.

CORA Resolution – The Board reviewed the updated CORA Resolution provided by Spencer Fane. Following discussion, upon a motion made by Director Hoops, seconded by Director Andrews and, upon vote, unanimously carried, the Board approved the updated CORA Resolution as drafted.

Consolidation Discussion - The Board reviewed the estimate by John Chiml of Lyons Gaddis. Since it is important for the community to receive impartial legal advice, following discussion, upon a motion made by Director Hoops, seconded by Director James and, upon vote, unanimously carried, the Board approved John Chiml of Lyons Gaddis to provide an opinion regarding the consolidation documents provided by Spencer Fane.

Financial Matters

Review of September 30, 2024 Financial Statements – Ms. Torgerson reviewed the financial statements for the period ended September 30, 2024 with the Board.

Landscape Matters

Consideration of 2025 Landscape Maintenance Proposals – The Board met and asked questions of Chason Geister and Garrett Lutz of Environmental Designs. The Board tabled further discussion regarding this topic.

Consideration of 2024/2025 Snow Removal Proposals (if needed)
– Since no change was made to the landscape contractor, no action is needed related to the already approved 2024/2025 Snow Removal Proposal.

Consideration of Detention Pond Clean Up Proposal – The Board reviewed the proposal submitted by Environmental Designs for the cleanup of the detention pond. The Board requested a proposal be obtained from FLM for the same work, provided it isn't included in their contract for 2024.

Other Business

2023 Audit –John Cutler & Associates, LLC is working on the audit for 2023. Once received, a Special Meeting will need to be called to approve it.

Phase 2 Fence Power Washing and Repair Proposals – Ms.

Torgerson noted the cost per linear foot for Phase 2 was the same as Phase 1. Therefore, based on discussion at the August Special Meeting, the proposal has been executed and the work should be completed in April-May 2025 by Century Site Services.

Reserve Study Proposal – Ms. Torgerson noted the vendor approved to provide the Reserve Study, Global Solutions, has been difficult to communicate with and have caused considerable issues for another District who contracted with them to provide a new Reserve Study. Ms. Torgerson is working on obtaining quotes from other vendors for the study to be completed.

CSDPLP Member Representation Designation Form – The Colorado Special District Property and Liability Pool is requiring the Board to approve Ms. Torgerson to act as the District's Member Representative. Following discussion, upon a motion made by Director Hoops, seconded by Director Andrews and, upon vote, unanimously carried, the Board approved Ms. Torgerson to act as the District's Representative with the Colorado Special District Property and Liability Pool.

Website Proposal – The Board reviewed the proposal from Streamline to update the website and provide ADA compliance as is required by the State of Colorado by July 1, 2025. Following discussion, upon a motion made by Director Hoops, seconded by Director Andrews and, upon vote, unanimously carried, the Board approved Streamline to provide website maintenance services at a cost of \$80 per month.

Pool Surface Repair Proposal - The Board reviewed the proposal from A&B Pools for the surface repair of the pool. Following discussion, upon a motion made by Director Hoops, seconded by Director Andrews and, upon vote, unanimously carried, the Board approved A&B Pools to have the surface of the pool repaired at a cost of \$1500.

2025 Pool Management Proposal – The Board requested additional proposals be obtained, if possible, noting no swim lessons are to be conducted at Windshire.

Pest Control Proposal – Following discussion, upon a motion made by Director Hoops, seconded by Director Andrews and, upon vote, unanimously carried, the Board approved EnviroPest to conduct pest control operations at the pump house at a cost of \$67 per month.

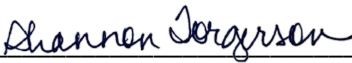
Review of 2025 Draft Budget – The Board reviewed the 2025 draft budget and discussed whether or not to increase the operations and maintenance fee to \$75 per month or \$225 a quarter. The Board also discussed changing the payments to being due monthly instead of quarterly.

Discuss 2025 Meeting Dates – The Board requested Ms. Torgerson review the calendar and schedule quarterly meetings for Monday's for 2025.

Board Member Comments There were no Board Member Comments.

Adjournment With no further business to discuss, upon a motion made by Director Hoops, seconded by Director James and, upon vote, unanimously carried, the meeting adjourned at 7:37 p.m.

Respectfully submitted,



Secretary for the Meeting