

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF WINTER FARM METROPOLITAN DISTRICT NO. 2**

Thursday, December 11, 2019 at 5:30 p.m.
Windsor Community Recreation Center – Maple Conference Room
250 N. 11th Street
Windsor, CO 80550

Attendance The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Bryan Wischer, President
David Olson, Secretary
Elizabeth Clark, Treasurer
Preston Pierson, Assistant Secretary

Directors absent and excused:
None.

Also present: John Paul Williams, Andrea Weaver, and Nikolas Wagner, Centennial Consulting Group, LLC.; Zachary White (via teleconference), White Bear Ankele Tanaka & Waldron; Carter Sekerak, Carter's Landscaping;

Eleven members of the public, attendance taken

Call to Order Mr. Wagner noted that a quorum of the Board was present, and therefore called the meeting of the Winter Farm Metropolitan District No. 2 to order.

Disclosure Matters The Board discussed that pursuant to Colorado law, certain disclosures by the directors may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Director confirmed the contents of any written disclosure previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the Directors present was necessary to obtain a quorum or otherwise enable the Board to act.

Approval of Agenda Following review, upon motion made by Director Pierson, seconded by Director Olson and unanimously carried, the Board approved the Agenda as presented. Those present introduced themselves.

September 12, 2019
Special Meeting Minutes

The Board reviewed and considered approving the Minutes of the September 12, 2019 Special Meeting. Upon a motion by Director Clark, seconded by Director Pierson and unanimously carried, the Board approved the Minutes.

Public Comment

Members of the Public present made the following comments:

- Barbara Hall brought up the drain issue due to drainage plan design.
- William Hall questioned whether it was District 1 or District 2 that was responsible for enforcement, and what the Bond and Roles Guidelines are.

FINANCIAL MATTERS

Financial Statements

Ms. Weaver presented the unaudited financial statements for the period ending October 31, 2019.

Ratification of Payables for
October 1, 2019 through
November 20, 2019

Upon a motion by Director Pierson, seconded by Director Clark, and unanimously carried, the Board approved the Ratification of Payables for October 1, 2019 through November 20, 2019.

Resolution Designating
Authorized Signers on
District No. 2 Bank
Accounts

Upon a motion by Director Olson, seconded by Director Pierson, and unanimously carried, the Board adopted the Resolution Designating Authorized Signers on District No. 2 Bank Accounts as amended.

December 1st Debt Payment

Ms. Weaver updated The Board that a payment was made.

2019 Budget Resolution

The 2019 Budget Resolution did not need to be amended.

2020 Landscape
Maintenance Bids

Upon a motion by Director Olson, seconded by Director Clark, and unanimously carried, the Board approved Carter Lawn Care's 2020 maintenance bid.

2020 Budget

Director Wischer opened the public hearing on the 2020 Budget Amendment. Carter Sketerack discussed the possibility of a water rate increase. Upon a motion by Director Wischer, seconded by Director Olson and unanimously carried, the Board closed the public hearing.

Following discussion, Director Wischer made a motion to approve the 2020 Budget. Director Pierson seconded, and the Board approved the 2020 Budget as amended.

OPERATIONS MATTERS

Covenant Enforcement	Covenant enforcement issues were discussed by The Board.
Appointment of Design Review Committee	The Board deferred the appointment of Design Review Committee to a later date. The Board discussed the Scope of Design Review Committee Duties and Authorization.

LEGAL MATTERS

Resolution Regarding Policies, Procedures, and Penalties for the Enforcement of the Governing Documents	The Board deferred the discussion of the resolution regarding policies, procedures, and penalties for the enforcement of the governing documents.
Resolution of the 2020 Joint Annual Administrative Resolution	Mr. White presented the 2020 Joint Annual Administrative Resolution. Upon a motion made by Director Pierson, seconded by Director Clark, the Board adopted the Joint Annual Administrative Resolution.
Resolution Calling the May 5, 2020 Election	Mr. White presented the Joint Resolution Calling the May 5, 2020 Election. Following discussion, upon a motion made by Director Clark, seconded by Director Clark, the Board adopted the Joint Resolution Calling the May 5, 2020 Election.
Potential Amendment to Fee Resolution and Collections Policy	Mr. White discussed the Potential Amendment to Fee Resolution and Collections Policy with the Board.

OTHER BUSINESS

Next Regular Meeting	None.
Continuation	The next regular meeting will be held March 5, 2020 at 6:30 p.m. Upon motion made by Director Olson, seconded by Director Clark and unanimously carried, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the Minutes of the December 11, 2019 Special Meeting of the Board of Directors of the Winter Farm Metropolitan District No. 2.



Preston Pierson, Assistant Secretary

The foregoing minutes were approved on the 14 day of May, 2020.