



September 20, 2018  
Meeting Minutes

The Board reviewed and considered approving the Minutes of the September 20, 2018 meeting. Upon a motion by Director Pierson, seconded by Director Clark and unanimously carried, the Board approved the Minutes.

#### Public Comment

Members of the Public present made the following comments:

- Trucks related to new home construction have been driving on the seeded and graded area behind 705 Vermilion Peak Drive. One concern is that the builder's negligence will leave the space in an unsightly condition for a long period of time before they can be made to repair it.
- Some District-maintained areas have irrigated turf and others have non-irrigated native grass, which results in different lots having greater access to the irrigated turf. Ms. Howe clarified that the nature of the District makes it difficult or impossible to maintain irrigated turf in all District space for a reasonable cost.
- A homeowner inquired about the possibility of a monument sign at the entrance to Phase 2. Director Wischer described the budget situation as it may relate to such a project.
- There is a fence in Phase 1 on District space that is damaged. Those present discussed which entity may be responsible for repairs and whether the fence ought to be repaired or removed.
- The Peakview HOA performs some of the functions in Phase 1 that the District only performs in Phase 2. Those present discussed whether the District could or should begin to provide covenant enforcement in Phase 1.
- There was a question about the difference between District No. 1 and District No. 2. Director Wischer described the differences.
- Those present discussed which entities or individuals may be responsible for prairie dog evacuation in locations in or near the District boundaries.

#### DISTRICT MATTERS

##### Manager's Report

Ms. Howe and Mr. Williams presented the Manager's Report to the Board, including updates on the pump house and the payment of tap fees for new homes.

#### ADMINISTRATIVE MATTERS

##### 2019 Administrative Matters Resolution

The Board discussed and considered adopting the 2019 Annual Administrative Matters Resolution. The Board determined to

amend the meeting schedule from Fridays to Thursdays. Upon motion made by Director Olson, seconded by Director Wischer and unanimously carried, the Board adopted the 2019 Annual Administrative Matters Resolution, as amended.

2017 Annual Report

The Board reviewed and considered ratifying the 2017 Annual Report. Upon motion made by Director Wischer, seconded by Director Olson and unanimously carried, the Board ratified the 2017 Annual Report.

Property and Liability Schedule

The Board discussed and considered approving the Property and Liability Schedule. Upon motion made by Director Olson, seconded by Director Wischer and unanimously carried, the Board approved the Property and Liability Schedule, subject to further updates.

Engagement of White Bear Ankele Tanaka & Waldron

The Board discussed and considered approving the Engagement Letter with White Bear Ankele Tanaka & Waldron for Legal Services. Upon motion made by Director Clark, seconded by Director Olson and unanimously carried, the Board approved the Engagement Letter with White Bear Ankele Tanaka & Waldron for Legal Services.

## LEGAL MATTERS

Reserve Study Status

The Board discussed the status of the Reserve Study and determined that some items may be missing from the current study. The Board determined to update the Reserve Study with these items.

Resolution Authorizing Acceptance of Assignment of Contracts and Dedication of Property, and the Execution of Necessary Documents

The Board reviewed and considered approving the Resolution Authorizing Acceptance of Assignment of Contracts and Dedication of Property, and the Execution of Necessary Documents from Winter Farm Metropolitan District No. 1. Following discussion, upon a motion by Director Wischer, seconded by Director Clark and unanimously carried, the Board approved the Resolution Authorizing Acceptance of Assignment of Contracts and Dedication of Property, and the Execution of Necessary Documents from Winter Farm Metropolitan District No. 1. The Board requested a title report to be included with the final assignment and dedication documents in order to confirm the conveyance of all real property to the District.

## FINANCIAL MATTERS

Financial Statements                    The Board deferred the presentation of Financial Statements to a subsequent meeting.

2018 Budget Amendment  
Public Hearing and  
Resolution                                Upon a motion by Director Olson, seconded by Director Wischer and unanimously carried, the Board opened the public hearing on the 2018 Budget Amendment. Mr. White confirmed that a notice of Public Hearing on the 2018 Budget Amendment was published as required by statute. There were no comments from the public. Upon a motion by Director Wischer, seconded by Director Olson and unanimously carried, the Board closed the public hearing.

Following discussion, upon motion made by Director Pierson, seconded by Director Wischer and unanimously carried, the Board determined to defer action on the 2018 Budget Amendment.

2019 Budget                                Upon a motion by Director Olsen, seconded by Director Wischer, and unanimously carried, the Board opened the public hearing on the 2019 Budget. Mr. White confirmed that a notice of Public Hearing on the 2019 Budget was published as required by statute. There were no comments from the public. Upon a motion by Director Wischer, Seconded by Director Olson, and unanimously carried, the Board closed the public hearing.

Mr. Ankele discussed with the Board a proposal by District No. 1 and Lorson South Land Corp for the District to impose a capital improvements mill levy in order to provide additional revenue to be used to reimburse Lorson South Land Corp for non-potable water system improvements. Following discussion, the Board determined to defer action on the 2019 Budget until representatives from Lorson South Land Corp or additional information on the proposal could be made available to the Board.

OTHER BUSINESS                        The Board discussed the need to engage an Auditor for the 2018 Audit and determined to defer action until a subsequent meeting.

Continuation                                Upon motion made by Director Wischer, seconded by Director Clark and unanimously carried, the meeting was continued to December 6, 2018 at 6:00 p.m. at the Windsor Community Center.

The foregoing constitutes a true and correct copy of the minutes of the above referenced meeting.

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David Olson, Secretary

The foregoing minutes were approved by the Board of Directors on the 7<sup>th</sup> day of the March, 2019.