

WINTER FARM METROPOLITAN DISTRICT NO. 2
SPECIAL MEETING
www.winterfarmmd.com

Bryan Wischer, President	Term to May 2027
Christopher Brooks, Treasurer	Term to May 2025
Preston Pierson, Secretary	Term to May 2025
Paul Korte, Asst. Secretary	Term to May 2027
Vacant	Term to May 2027

NOTICE OF MEETING

Thursday, November 2, 2023, at 6:45pm.
Windsor Community Recreation Center, Maple Room
250 11th St, Windsor, CO 80550
(and via videoconference)

To Join via Videoconference:
Join Zoom Meeting

<https://us02web.zoom.us/j/87863314469?pwd=NlBtVU9aaDZQOG5lVThHUzlhbUxvdz09>

Meeting ID: 878 6331 4469 | Passcode: 257509

Dial in: +1 719 359 4580

AGENDA

1. Call to Order / Establish Quorum
2. Disclosure of Potential Conflicts of Interest
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet.
5. Consent Agenda - (Note: all items listed under Consent Agenda are considered to be routine and will be approved by one motion and vote. There will be no separate discussion of these items unless a Board Member so requests.) Brief Discussion – If discussion is needed in detail, the specific item will be moved to the appropriate place in the agenda.
 - a. Approval of minutes from the June 1, 2023, Regular meeting (**enclosures**)
 - b. Ratification of Payables for the Period May 1, 2023, through September 30, 2023 (**enclosure**)
 - c. Consider Ratification of Acceptance of 2022 Audit (**enclosure**)
 - d. Consider Ratification of 2024 Annual Administrative Resolution (**enclosure**)
 - e. Ratification of 2022 Annual Report (**enclosure**)
6. Financial Matters

- a. Discuss Requirements of SB23-303 Relating to Limitations on Property Tax Revenue
 - b. Approval of Unaudited Financial Statements for the Periods Ended August 31, 2023 (**enclosure**)
 - c. Conduct Public Hearing on 2023 Budget Amendments and Consider Adoption of Resolutions Amending 2023 Budget (*if needed*)
 - d. Conduct Public Hearing on 2024 Budget and Consider Adoption of Resolution Adopting 2024 Budget, Imposing Mill Levy and Appropriating Funds (**enclosure**)
 - e. Discuss and consider authorizing board member to engage independent CPA to prepare 2023 Audit
7. Operations Matters
- a. Discuss Bids for 2023 Landscape Maintenance Services
 - b. Discuss and Consider Agreement for Management Services for 2023 with Centennial Consulting Group (**enclosure**)
 - c. Discuss Native Areas Growing Season and Overseeding
 - d. Discuss and Consider District Sidewalk Maintenance
8. Legal Matters
- a. Discuss Water Rules and Regulations Amendment
 - b. Discuss District Website Compliance and WCAG 2.1 AA Requirements for ADA Compliance
 - i. Consider Adoption of Resolution Adopting a Website Accessibility Policy
 - c. Insurance Matters
 - i. Consider Authorization of Renewal of Special District Association of Colorado Membership for 2024
 - ii. Consider Approval of Workers' Compensation Coverage with Colorado Special Districts Property and Liability Pool OR Consider Approval/Ratification of Exclusion for Workers' Compensation Coverage
 - iii. Consider Approval of Proposals for Renewal of General Liability Schedule and Limits, and Consider Approval and Authorization to Bind Coverage, Renewal of Special District Association of Colorado Membership, Payment of Agency Fees (**enclosure**)
 - a. Review Property Schedule
9. Other Business
10. Adjournment

Current District Retained Positions

District Manager - Centennial Consulting Group, LLC, Nikolas Wagner, Presiding

District Accountant - Centennial Consulting Group, LLC

District Legal Counsel - White Bear Ankele Tanaka & Waldron - Attorneys At Law