

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

Thursday, March 2, 2023 at 6:30 p.m.  
Meeting Held at Windsor Recreation Center, Maple Room  
250 11<sup>th</sup> St, Windsor, CO 80550  
&  
Via Zoom Video Conferencing

**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  
Preston Pierson, Secretary  
Christopher Brooks, Treasurer  
Paul Korte, Asst. Secretary

Directors absent and excused:  
None

Also present:  
Nikolas Wagner, Centennial Consulting Group, LLC  
John Schaer, Homeowner, DRC  
Dan Fredal and Peggy and Don Douglas, Homeowners

**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 (the "District") to order.

**Disclosure Matters**

Mr. Wagner advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Wagner reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 24 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Wagner inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

## Approval of Agenda

Following review, upon motion made by Director Wischer, seconded by Director Korte and unanimously carried, the Board approved the Agenda as presented.

## Public Comment

Members of the Public present made the following comments:

Don Douglas presented a “Petition for Better Services or Removal of Centennial Consulting Group Services” and read a prepared statement addressing his concerns regarding management. The board discussed the concerns brought forth by Mr. Douglas regarding repairs, processes, and outages, as well as landscaping responsibilities, Board responsibilities, and operating procedures for District functions.

John Schaer discussed the construction of the libraries and the success of these projects with Director Brooks and Mr. Wagner. Mr. Schaer suggested that old books be taken out of the libraries so that new books could be brought in. The Board stated they did not want management, themselves, or the District involved with the contents of the libraries and that the libraries should be maintained by the homeowners. Mr. Wagner recommended <something> library at UNC.

Peggy Douglas expressed a desire to know meeting dates in advance and asked if homeowners can use open space for gatherings. Mr. Wagner informed Mrs. Hill that Board Meeting dates for 2023 are available on the District website and that they will be included in the Spring newsletter. Mr. Wagner informed Mrs. Hill that homeowners are allowed to use open spaces for gatherings.

## Approval of Consent Agenda

The Board reviewed and considered approving the Consent Agenda, which included the following items:

- Consideration of Approval of minutes from the November 3, 2022 Regular Meeting
- Consideration of Ratification of Payables for the Period October 29, 2022 through February 23, 2023.
- Adoption of Resolution Designating Meeting Posting Locations

Upon a motion by Director Pierson, seconded by Director Wischer, and unanimously carried, the Board approved the proposed Consent Agenda as presented.

## FINANCIAL MATTERS

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### Financial Statements

Mr. Wagner presented the unaudited financial statements for the periods ending December 31, 2022 and January 31, 2023. Following discussion, upon a motion by Director Pierson, seconded by Director Korte, and unanimously carried, the Board approved the Unaudited Financial Statements for the Period Ended December 31, 2022 and January 31, 2023.

## OPERATIONS MATTERS

### Discuss Native Area Overseeding

Director Pierson updated the Board that he was working on the Native Area Overseeding issue by receiving bids and looking for a vendor. Mr. Wagner will set up a meeting with a specialist and Director Pierson.

### Discuss School District Non-Potable Use Connection

The Board discussed availability of funds and needs for the District and whether there was an IGA with the school district. Mr. Wagner will coordinate with Director Wischer to set up a meeting with Aqua Engineering, LLC and the school district.

### Compliance Filing Report

- a. Boundary Map  
Letter Filing
- b. Transparency Notice  
Filing
- c. 2023 Budget Filing

Mr. Wagner presented the Compliance Filing report including the Boundary Map Letter Filing, Transparency Notice Filing, and 2023 Budget filing to the Board.

## LEGAL MATTERS

### Election Update

Mr. Wagner presented the election update report from legal counsel.


## OTHER BUSINESS

Mr. Wagner presented an email received from the Peakview HOA to the Board. The Board discussed the contents of the email.

## ADJOURNMENT

Upon a motion made by Director Pierson, seconded by Director Wischer and unanimously carried, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the Minutes of the March 2, 2023 Regular Meeting of the Board of Directors of the Winter Farm Metropolitan District No. 2.

  
Secretary of the Meeting