

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

Thursday, March 3, 2022 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  
   Elizabeth Clark, Treasurer
- Directors absent and excused:  
   None
- Also present:  
   Nikolas Wagner, Centennial Consulting Group, LLC  
   John Schaer and Chris Brooks, Homeowners, DRC  
   Carter Sekerak, Carter’s Lawn Care (CLC)
- 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 Pierson, seconded by Director Wischer and unanimously carried, the Board approved the Agenda as presented.

## Public Comment

Members of the Public present made the following comments:

Carter Sekerak discussed the sidewalks heaving and grinding causing trip hazards. He also noted that prairie dogs are in the open space.

John Schaer discussed limiting the open space sprinklers from spraying on the little free libraries once they are installed.

## 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 4, 2021 Special meeting
- Consideration of Ratification of Payables for the Period October 30, 2021 through February 28, 2022.
- Consideration of Approval of Unaudited Financial Statements for the Period Ended January 21, 2022.
- Consideration of Adoption of Resolution of the Board of Directors designating the District's 24-Hour Posting Location.

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

## FINANCIAL MATTERS

### Financial Statements

Mr. Wagner presented the unaudited financial statements for the period ending December 31, 2021. Following discussion, upon a motion by Director Wischer, seconded by Director Pierson, and unanimously carried, the Board approved the Unaudited Financial Statements for the Period Ended December 31, 2021.

## OPERATIONS MATTERS

### 2022 Landscape Maintenance Bids

Mr. Wagner presented three comparative bids. The Board discussed having snow removal done by CLC. The Board also discussed the need for native care and weed control. Following discussion, upon a motion by Director Clark, seconded by Director Wischer, and unanimously carried, the Board approved CLC for Landscape Maintenance Services, subject to amendments for services.

LEGAL MATTERS

Election Update

Mr. Wagner informed those present that they had received one (1) self-nomination form and that the election was cancelled.

Resolution Adopting a District Park and Open Space Use Policy

Following discussion, upon a motion by Director Pierson, seconded by Director Wischer, and unanimously carried, the Board adopted the Resolution Adopting a District Park and Open Space Use Policy.

OTHER BUSINESS

The Board discussed if there were any interested members in the community to join the Board. Mr. Wagner informed the Board that he had received interested from one homeowner.

A plan was proposed to remove the split rail fence along County Road 19 on the Peakview side for a cost \$3,430. This item was deferred.

There was a discussion regarding signs to limit motorized vehicles along the open spaces.

ADJOURNMENT

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

The foregoing constitutes a true and correct copy of the Minutes of the March 3, 2022 Special Meeting of the Board of Directors of the Winter Farm Metropolitan District No. 2.



Preston Pierson, Secretary