

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

Thursday, June 3, 2021 at 6:30 p.m.
Meeting Held 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:
- Preston Pierson, Secretary
Elizabeth Clark, Treasurer
- Directors absent and excused:
Bryan Wischer, President
- Also present: Andrea Weaver and Nikolas Wagner, Centennial Consulting Group, LLC.; Zachary White (via teleconference), White Bear Ankele Tanaka & Waldron;
- Three members of the public: Don Douglas, William Hall , and Lindsay Mitterholzer
- 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 Clark, seconded by Director Pierson and unanimously carried, the Board approved the Agenda as presented.

Public Comment

Members of the Public present made the following comments:

Shawna Maj expressed concern over the Prairie dog issues in Peakview.

Don Douglas expressed continued concerns regarding open space damages caused by Midian. Mr. Wagner informed those in attendance that there are escrow funds being held and plans in place to amend the damage. Mr. Douglas also requested sod be installed instead of Native Grass.

Lindsay Mitterholzer expressed concerns over the 30 MPH speed limit and hoped to get the limit reduced as well as the broken valve box lids in sod greenspace by Vermilion Peak and Sundance. Mr. Wagner informed her that the streets are owned and controlled by the Town of Windsor and her concerns will need to be addressed to the Town.

Valerie Mitterholzer expressed concerns over the water that is pooling in the newly installed drainage ditch.

William Hall expressed similar concerns regarding the drainage ditch and asked the district to fill in the area to correct the pooling water.

Mrs. Hall requested information about how meeting times are communicated and how notices are posted.

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 March 25, 2021 Special meeting

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

Ms. Weaver presented the unaudited financial statements for the period ending April 30, 2021. Following discussion, upon a motion by Director Clark, seconded by Director Pierson, and unanimously carried, the Board approved the Unaudited Financial Statements for the Period Ended April 30, 2021

Ratification of Payables for March 25, 2021 through May 31, 2021

Upon a motion by Director Pierson, seconded by Director Clark, and unanimously carried, the Board approved the Ratification of Payables for March 25, 2021 through May 31, 2021.

Mr. White posed questions regarding the Audit. Ms. Weaver reported that the audit is in the process with the auditor, and it is currently being worked on.

OPERATIONS MATTERS

MANAGERS REPORT

Mr. Wagner provided an update on the Drainage Grading Project. The project is completed and the grass is seeded, but not germinated. Director Pierson informed those in attendance about the design of the ditch with regard to grade and water lines. Mr. Wagner and the Board discussed the drainage and pooling of water in the ditch. Director Pierson will meet with Mr. Wagner on site to inspect the project.

Mr. Wagner provided an update regarding landscaping and irrigation. The area on Boxwood is being given some time to allow grass seed to grow and more seed will be added soon. The half circle on Sundance is also completed.

Mr. Wagner presented concerns from homeowners regarding Prairie Dog Mitigation and discussed mitigation possibilities, including silt fencing. The Board instructed Mr. Wagner to address problems by working within the means of the budget.

LEGAL MATTERS

None.

OTHER BUSINESS

Mr. Wagner presented the signs to be posted around the pond. The Board expressed no issues with the presented signs. The Board directed Mr. Wagner to send out a notification to the homeowners of the District prior to installing the signs explaining the purpose of signs.

Director Clark addressed the topic of the little free libraries that had been requested to be installed. The Board discussed taking on the project of installing these libraries. The Board instructed Mr. Wagner to get an estimate of the costs associated.

The Board discussed the next meeting location. The Board directed Mr. Wagner to look into physical locations for the next meeting. The Board is hoping to have the meeting in a hybrid style with virtual options still available.

ADJOURNMENT

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

The foregoing constitutes a true and correct copy of the Minutes of the June 6, 2021 Special Meeting of the Board of Directors of the Winter Farm Metropolitan District No. 2.

Preston C Pierson

Preston C Pierson (Oct 4, 2021 10:12 MDT)

Preston Pierson, Secretary

The foregoing minutes were approved on the .






6-3-21 WFMD2 - Minutes - Final

Final Audit Report

2021-10-04

Created:	2021-10-01
By:	Nik Renee (nik@ccgcolorado.com)
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