



Public Comment

Members of the Public present made the following comments:

Rick Robinson expressed concerns regarding the maintenance of the green spaces and native areas, including the dead trees, inquiring about whether the trees received watering. He also expressed concern regarding RV Notices and the need for allowing accommodations for loading and preparation.

Don Douglas expressed concerns about the damage caused by Midian to the open spaces and noted that ATVs have been driving on the open space.

Paul Korte discussed landscaping maintenance and informed the Board that beauty bands are not being done and are allowing weeds close to fences.

Valerie Mitterhosier expressed concerns about the drainage ditch weeds and growing grass.

John Schaer discussed spot spraying being completed. He discussed refinancing and taxes only decreasing by a little. He also discussed street repairs. Mr. Wagner informed him that the Town of Windsor owns the streets.

Chris Brooks gave a thank you in regards to Prairie Dog Mitigation. He also expressed being in favor of the libraries. Mr. Brooks asked about golf carts in the neighborhood. Mr. White informed him that golf carts are town approved items.

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 June 3, 2021 Special meeting

Upon a motion by Director Clark, seconded by Director Wischer, 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 July 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 July 31, 2021

Ratification of Payables for  
June 1, 2021 through  
August 26, 2021  
2022 Draft Budget

Upon a motion by Director Clark, seconded by Director Wischer, and unanimously carried, the Board approved the Ratification of Payables for June 1, 2021 through August 26, 2021.

Ms. Weaver presented the preliminary 2022 Draft Budget to the Board. The Board discussed and determined to schedule a budget work session for October 25, 2021.

## OPERATIONS MATTERS

### MANAGERS REPORT

Mr. Wagner presented. Mr. Wagner discussed reading District Water Meters. The Board deferred this topic to a later meeting.

Mr. Wagner also discussed Peakview HOA, to gauge the interest in the potential of the Centennial Consulting Group taking over management of the HOA.

Mr. Wagner presented on the possibility of the District to have a Community Garden. The Board discussed and decided to not install gardens at this time.

Mr. Wagner presented pricing and locations for Little Free Libraries to be installed in the District. Upon a motion by Director Pierson, seconded by Director Clark and unanimously carried, the Board authorized Mr. Wagner to proceed with the installation of the Little Free Libraries, not to exceed \$3,000.00

Mr. Wagner presented on new signage for the Pond Entrance. Following discussion, upon a motion by Director Wischer, seconded by Director Clark and unanimously carried, the Board authorized Mr. Wagner to proceed with the signs, not to exceed \$750.00 upon review of the signs by Legal Counsel.

## LEGAL MATTERS

Resolution of the Board of  
Directors Designating the  
Location of Meetings

Mr. White presented the Resolution of the Board of Directors Designating the Location of Meetings of the Board of Directors for consideration. He informed the Board that actions taken at telephonic meetings held prior to July 2021 ratified by legislative action in 2021. Upon a motion by Director Wischer, seconded by Director Pierson, and unanimously carried, the Board approved the Resolution of the Board of Directors Designating the Location of Meetings of the Board of Directors.

Park and Open Space Use  
Policy

Mr. White discussed with the Board the option to adopt a park and open space use policy. Following discussion, the Board directed Mr. White to propose rules for consideration by the Board.

ADJOURNMENT

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

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



Preston Pierson, Secretary

The foregoing minutes were approved on November 4, 2021.