

**Windshire Park Metropolitan District Nos 1 & 2
1555 Millfleet Drive**

[Windshire Park Metro District – Windshire Park, Colorado](#)

NOTICE OF SPECIAL JOINT MEETING AND AGENDA

DATE:	January 27, 2026
TIME:	6:00 p.m.
LOCATION:	Zoom/6000 Summerfields Parkway Timnath, CO 80547
https://goodwintx.zoom.us/j/7086358843?omn=85073488580&from=addon Meeting ID: 708 635 8843	
Board of Directors: District 1	
Dino Ditullio	Jon Turner
	Mike Ditullio
Board of Directors: District 2	
Tim Hoops	
James Wertz	Todd Yancy
Cory Andrews	Chris Lewis

- I. ADMINISTRATIVE MATTERS
 - A. Call to Order/Declaration of Quorum/Conflicts of Interest
 - B. Approval of Agenda, Meeting Location and Posting Location
 - C. Public Comment: Members of the public may express their views to the Board on matters that affect the District and on items not on the agenda. Comments will be limited to three (3) minutes per speaker and 30 minutes total.
 - D. Approval of Prior Meeting Minutes – December 1, 2025 (pgs 6-8)
 - E. Architectural/Covenant Enforcement Report Review (pgs 9-14)
 1. Discuss Curb Ramp Enforcement
 2. Discuss Commercial Vehicle Enforcement

- II. LEGAL MATTERS
 - A. Discussion of Revision to Non-Potable Water Use Agreement for Jacoby Meadows, Windsor Meadows and Town of Windsor
 - B. Set Date for Hearing to Set Water Rates as Required by Statute (must be published a minimum of 30 days in advance of the meeting) (pg 15)

- III. FINANCIAL MATTERS
 - A. Review of December 31, 2025 Financial Statements (pgs 16-19)
 - B. Review AR Report (pgs 20-26)
 - C. 2024 Audit Proposal Approval

- IV. OTHER BUSINESS
 - A. Landscape Maintenance Contract with FLM (pgs 27-51)

- B. Pine Tree Treatment (pg 52)
 - C. Native Conversion Discussion
 - D. 2026 Fence Work Discussion – Powerwash and Stain (pgs 53-56)
- V. EXECUTIVE SESSION - Pursuant to §24-6-402(4)(b) C.R.S for Discussion with Legal for Negotiations Regarding Non-Potable Water with Town of Windsor and Loveland Housing Authority
- A. Open Executive Session
 - B. Close Executive Session
- VI. ADJOURNMENT – Next Meeting TBD