

**MINUTES OF THE JOINT SPECIAL MEETING
OF THE BOARDS OF DIRECTORS OF
WINDSHIRE PARK METROPOLITAN DISTRICT NOS. 1 & 2**

HELD: Tuesday, January 27, 2026 via Zoom and in person at 6000 Summerfields Parkway, Timnath, CO 80547.

ATTENDANCE:

The joint special meeting of the Boards of Directors of the Windshire Park Metropolitan District Nos. 1 & 2 (collectively, the “Board”) was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present: James Wertz, Cory Andrews, Chris Lewis, Todd Yancy representing District 2 and Dino A. DiTullio and Jon Turner representing District 1.

Also in attendance were Shannon Torgerson and Tom McGee, Goodwin & Company and Stephanie Ceccato from Rufien Law, P.C.

CALL TO ORDER/DECLARATION OF QUORUM/DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:

The meeting to order at 6:03 p.m.

Ms. Torgerson discussed the state requirements for disclosure of potential conflicts of interest with the directors, noting that completed disclosure statements must be filed for each of the Directors with the Secretary of State and with the district at least 72 hours prior to a meeting in which a potential conflict may arise. In addition, each director is to verbally reveal his potential conflicts of interest to the Board at the start of the meeting in which the conflict may arise.

Quorum was declared with 2 of 3 Board members in attendance for District 1 and 4 of 5 Board members in attendance for District 2.

APPROVAL OF AGENDA:

Following discussion, upon a motion made by Director Wertz, seconded by Director Yancy and, upon vote, unanimously carried, the agenda was approved as presented.

PUBLIC COMMENTS:

There were no public comments.

APPROVAL OF MINUTES:

Following discussion, upon a motion made by Director Wertz, seconded by Director Andrews and, upon vote, unanimously carried, the Boards approved the minutes from the Special Board Meeting held December 1, 2025.

ARCHITECTURAL/COVENANT ENFORCEMENT REPORT REVIEW – The Board reviewed the architectural summary and covenant enforcement reports in detail.

DISCUSS CURB RAMP ENFORCEMENT – Ms. Torgerson noted that proposals for legal counsel specific to covenant enforcement and collection matters have been requested since most District General Counsel do not specialize in these areas of expertise. It is the recommendation of Management that the Board consider the proposals and obtain a legal opinion before taking any further enforcement action on curb ramps.

DISCUSS COMMERCIAL VEHICLE ENFORCEMENT – Mr. McGee provided the Board with information regarding the resident who provided information about a possible variance granted in the past. The Board indicated enforcement could be cured if the vehicle owner/resident was able to bring their vehicle into compliance by using a blank magnetic cover to obscure a portion of the commercial signage. This approach allowed the vehicle to meet the requirements outlined in the District’s Rules and Regulations.

LEGAL MATTERS

DISCUSSION OF REVISION TO NON-POTABLE WATER USE AGREEMENT FOR JACOBY MEADOWS, WINDSOR MEADOWS AND TOWN OF WINDSOR – Ms. Ceccato from Rufien Law confirmed the District’s stance on the per 1000/gallon water fees and the meter read fee. Ms. Ceccato will reach out to the Loveland Housing Authority since no agreement for Windsor Meadows has been found in the District’s records. Further discussion regarding the Town of Windsor agreement will be held in Executive Session.

SET DATE FOR HEARING TO SET WATER RATES AS REQUIRED BY STATUTE – The Board set the hearing date for March 30, 2026 at 6:00 p.m. Management will publish the notice prior to March 1 for compliance with statute and will also notify the Town of Windsor and Loveland Housing Authority of the meeting.

FIANNCIAL MATTERS:

REVIEW OF DECEMBER 31, 2025 FINANCIAL STATEMENTS - The financial statements for the period ended December 31, 2025, were reviewed. It was noted that the District was under budget on expenses for the year by 36,546.72.

REVIEW OF AR REPORT – The Board reviewed the AR report for the month ended December 31, 2025. It was noted that while liens have been filed, additional collection actions by an attorney may be required for better collection rates.

2023 AUDIT PROPOSAL APPROVAL – Ms. Torgerson noted that the audit proposals for 2023 have been executed by Directors Hoops and DiTullio. It is anticipated that work will start on the audits shortly.

OTHER BUSINESS:

LANDSCAPE MAINTENANCE CONTRACT WITH FLM – The Board reviewed the maps included with the maintenance proposal noting a few changes that need to be made. Following discussion, upon a motion by Director Wertz, seconded by Director Andrews and, upon vote, unanimously carried, the Boards approved the landscape maintenance proposal from FLM for 2026 at a cost of \$217,000 subject to the maps being updated.

PINE TREE TREATMENT PROPOSAL – Following discussion, upon a motion made by Director Wertz, seconded by Director Yancy and, upon vote, unanimously carried, the Board approved the proposal for treatment of the pine trees at Clarendon and Windshire Dr at the cost of \$250 from Schra Tree Care.

NATIVE CONVERSION AREA – The Board requested management obtain more information about the grants that may be available for the removal of turf that FLM learned off and to determine if Zac George would be open to converting the area of turf damaged in 2025 at no additional charge since they damaged the turf without approval of a proposal for this type of work.

2026 FENCE WORK DISCUSSION – POWERWASH, REPAIR, AND STAIN – Management requested additional information from the Board concerning which phase to be completed in 2026. The Board confirmed only phase 1 should be looked at early in the year. Depending on cost and funds available,

phase 2 may be completed before the end of the irrigation season since irrigation water is used for the powerwash.

EXECUTIVE SESSION – Following discussion, upon a motion made by Director Andrews, seconded by Director Wertz and, upon vote, unanimously carried, the Board entered Executive Session at 7:32 p.m. for a discussion with Stephanie Ceccato from Rufien P.C. for Negotiation Regarding Non-Potable Water with the Town of Windsor and Loveland Housing Authority pursuant to §24-6-402(4)(b) C.R.S.

Following discussion, upon a motion made by Director Wertz, seconded by Director Andrews and, upon vote, unanimously carried, the Board exited Executive Session at 8:02 p.m.

ADJOURNMENT-

Upon motion made by Director Andrews, seconded by Director Wertz and, upon vote, unanimously carried, the meeting was adjourned at 8:04 p.m.