

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:	May 5, 2026
TIME:	6:00 p.m.
LOCATION:	Zoom/6000 Summerfields Parkway Timnath, CO 80547
https://goodwintx.zoom.us/j/7086358843?omn=83004463705&from=addon Meeting ID: 708 635 8843	
<u>Board of Directors: District 1</u>	
Dino Ditullio	Jon Turner
Mike Ditullio	
<u>Board of Directors: District 2</u>	
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. Review and Approval of January 27, 2026 Special Meeting Minutes
 - E. Review and Approval of March 30, 2026 Special Meeting Minutes
 - F. Architectural/Covenant Enforcement Report Review
 1. Curb Ramp Discussion
 2. Xeriscape Discussion
 - G. Social Committee Update
 - H. Discussion Regarding Board Member Email Addresses

- II. LEGAL MATTERS
 - A. Review and Approval of Covenant Enforcement Policy
 - B. Review and Approval of Collection Resolution
 - C. Discussion Regarding Water Agreement with Loveland Housing Authority
 - D. Public Hearing to Set Water Rates for 2026
 1. Open Hearing
 2. Review of Current Rates and Proposed Rates
 3. Close Hearing
 4. Consider Approval of Non-Potable Water Rates for 2026

- III. FINANCIAL MATTERS

- A. Review of March 31, 2026 Financial Statements
 - B. Review of AR Report
 - 1. Late Fee, AR Fee and Lien Fee Wavier Request – Account 711812
 - C. Update on 2023 Audits
- IV. OTHER BUSINESS
- A. Discussion regarding Detention Pond Storage and Ditch Water
 - B. Confirmation of Watering Schedule for Summer 2026
 - C. Discussion Regarding Fenceline Overspray by FLM
 - D. Discussion Dead Grass Caused by Zak George
 - E. Review and Approval of Camera Proposals for the Pool & Pump House
 - F. Review and Approval of Fence Work – Phase 1
- V. ADJOURNMENT – July 27, 2026, 6:00 pm at South Timnath Recreation Facility 6000 Summerfields Parkway, Timnath, CO 80547