

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

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

**NOTICE OF SPECIAL JOINT MEETING AND AGENDA**

<b>DATE:</b>	<b>December 1, 2025</b>
<b>TIME:</b>	<b>6:00 p.m.</b>
<b>LOCATION:</b>	<b>Zoom/6000 Summerfields Parkway Timnath, CO 80547</b>
<a href="https://goodwintx.zoom.us/j/7086358843?omn=88674913525&amp;from=addon">https://goodwintx.zoom.us/j/7086358843?omn=88674913525&amp;from=addon</a> Meeting ID: 708 635 8843	
<b><u>Board of Directors: District 1</u></b>	
Dino Ditullio	Jon Turner
Martha Turner	Mike Ditullio
<b><u>Board of Directors: District 2</u></b>	
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. District 2 - Approval of Prior Meeting Minutes – August 18, 2025
  - E. Architectural/Covenant Enforcement Report Review
    - 1. 1525 Highfield Ct Covenant Enforcement Concern
  - F. Districts 1 & 2 - 2026 Annual Administrative Resolution
  
- II. LEGAL MATTERS
  - A. Discussion of Revision to Non-Potable Water Use Agreement for Jacoby Meadows, Windsor Meadows and Town of Windsor
  - B. 2025 Legislative Update Memorandum
  - C. Spencer Fane General Engagement with Terms
  
- III. FINANCIAL MATTERS
  - A. Review of October 31, 2025 Draft Financial Statements
  - B. Districts 1 & 2 - 2026 Budget Hearing
    - 1. Open Hearing
    - 2. Review of Budgets
    - 3. Close Hearing
    - 4. Resolutions to Adopt 2026 Budget, Set Mill Levy and to Appropriate Sums of Money

IV. OTHER BUSINESS

- A. Districts 1 & 2 - 2026 Insurance Review and Approval
- B. District 1 - Landscape Maintenance Proposals
- C. District 1 – Tree Maintenance Proposal
- D. District 1 – Ratification of Snow Removal Agreement with FLM
- E. District 1 – 2026 Pool Maintenance & Management Proposal
- F. District 1 – Native Conversion Discussion
- G. District 1 – Holiday Light Discussion
- H. District 1 – Monument Light Repair

V. ADJOURNMENT – Next Meeting TBD