Windshire Park Metropolitan District Nos 1 & 2
1555 Millfleet Drive

Windshire Park Metro District – Windsor, Colorado

NOTICE OF SPECIAL JOINT MEETING, BUDGET HEARING AND AGENDA

DATE:	Monday, November 16, 2026
TIME:	6:00 p.m.
LOCATION:	Zoom/6000 Summerfields Parkway Timnath, CO 80547
https://goodwintx.zoom.us/j/7086358843?omn=83697927212&from=addon Meeting ID – 708 635 8843 Call In Number – 719-359-4580	
Board of Directors: District 1	
Dino DiTullio	Jon Turner
Mike DiTullio	
Board of Directors: District 2	
Tim Hoops	
James Wertz	Todd Yancey
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 July 27, 2026 Joint Special Meeting Minutes
- E. Architectural Review Report
- F. Covenant Enforcement Report
  1. 2027 Focus Discussion
- G. Social Committee Update
- H. Consider and Approval of 2027 Annual Administrative Resolution
  1. Setting of 2027 Meeting Dates and District No. 2 Annual Meeting Date
- I. Consider and Approval of Resolution Calling the May 4, 2027 Regular Election (District No. 1)

II. FINANCIAL MATTERS
- A. Review and Acceptance of October 31, 2026 Financial Statements
- B. Review of AR Report
- C. Update on 2023, 2024, and 2025 Audits and State Auditor Tax Hold
- D. Public Hearing on the Proposed 2027 Budgets and 2026 Budget Amendments, if Required
  1. Open Public Hearing
  2. Review of Proposed 2027 Budgets
  3. Public Comment on the Proposed Budgets

4. Close Public Hearing

E. Consideration of Resolution to Amend the 2026 Budget, if Required

F. Consideration of Resolutions to Adopt the 2027 Budgets, Appropriate Sums of Money and Set Mill Levies for District No. 1 and District No. 2

G. Authorization for Management to Certify the 2027 Mill Levies to Weld County and Adjust for the Final Assessed Valuation

H. Consideration of 2027 Fee Resolution (Operations and Maintenance Fee and Non-Potable Water Fee)

I. Discussion Regarding Water Shares Account for Loveland Housing Authority Payment

III. LEGAL MATTERS

A. Status of Non-Potable Water Services Agreement with Loveland Housing Authority

B. Discussion of Potential Non-Potable Water Use and Enforcement Policy

C. Discussion Regarding Architectural Review (ACC) Process and Possible ACC Review Fee

D. Discussion Regarding Design Guidelines 2027 Update Recommendations

IV. OTHER MATTERS

A. Ratification of Fall Turf Restoration/Overseeding by FLM (Not to Exceed $3,500)

B. Ratification of Additional Holiday Lighting by FLM ($1,500)

C. Ratification of FLM 2026–2027 Snow Removal Contract

D. Ratification of Christopher's Heating and Cooling Estimate 1111 (Winterization)

E. Northern Water Collaborative Water-Efficient Landscape Grant Application

1. Review of Verde Lawn & Landscape Estimate 1102 – Willow and Shrub Removal ($1,300)
2. Discussion Regarding Drone Spraying of Cattails/Retention Pond Cleanup

F. Consideration of Pool Maintenance and Lifeguard Contract for 2027 with A & B Pools

V. ADJOURNMENT – The next meeting is scheduled for TBD.