



**NOTICE OF COORDINATED SPECIAL MEETING
WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 11**

NOTICE IS HEREBY GIVEN that a coordinated special meeting of the Boards of Directors of the Windsor Highlands Metropolitan District No. 11 Larimer County, Colorado, will be held at the Windsor Highlands Metropolitan District Pool/Clubhouse, **6795 Crystal Downs Drive, Windsor, Colorado 80550** on December **5th, 2024, at 11:00 a.m.** For the purpose of conducting such business as listed in the agenda below and such other business as may come before the Boards. The meeting is open to the public. Be advised if this in-person meeting must be suspended due to any virus an updated notice will be sent out immediately with Zoom login information and placed on the District website <http://www.windsorhighlandsmetrodistrict.com>

WHMD NO. 11 BOARD OF DIRECTORS

Jonathan A. Turner, President/Chairman	Term Expires: May 2025
Martha F. Turner, Vice Chair/Asst Sec'y/Tres.	Term Expires: May 2025
Warren Turner, Vice Chair/Asst Sec'y/Tres.	Term Expires: May 2027
Dino A. DiTullio, Vice Chair/Asst Sec'y/Tres.	Term Expires: May 2027
Emily Warren Kupec, Secretary/Treasurer	Term Expires: May 2027

AGENDA

1. Call Meeting to Order and introductions.
2. Attendance/ Declaration of Quorum /Meeting Notices & posting's/Director Qualifications/Director Disclosures/Disclosure Matters/ Oath of office.
3. Consider Approval of Agenda and Meeting Location.
4. Consider Approval of Minutes of the March 21, 2023.
5. Public Comments. Comments are limited to three (3) minutes.
6. Consider Approval of Annual Admin Matters, Transparency Notice Updates, Excl. Workers Compensation Insurance, and Updates to District Disclosures.
7. Consider Approval and Ratification of 2025 District Service Agreements:
 - a. Consider Approval and Ratification of District Management Agreement.
 - b. Consider Approval and Ratification of Engagement of District Counsel.
 - c. Consider Ratification of appointment of John Cutler & Associates for Annual Audit Exemptions.
8. Discussion and Approval of Golf Course Non-potable rates.
 - a. Limit Capacity of water levels in storage pond located in District #6. Set level to water staff.
9. Financial Report.
 - a. Consider and Authorize Preparation of 2024 Audit Exemptions by District Accountant.
 - b. Consider Approval of Payables for March 2024 – November 2024.
 - c. Consider Approval and Ratification of Updates to District Promissory Note.
 - d. Public Hearing for Amended 2024 Budgets. (If needed)
 - e. Adoption of the 2024 Amended Budgets; Approval of Resolutions to Adopt Budgets; and Appropriate Sums of Money. (If needed)
 - f. Public Hearing for 2025 Budgets.
 - g. Adoption of the 2025 Budgets; Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
10. District Legal
 - a. Consider Approval of CORA Resolution
 - b. Consider Approval of May 2025 Calling Election Resolution
11. Managers' Report
12. Any other matters to come before the Boards.
13. EXECUTIVE SESSION, pursuant to Colorado Open Meeting Law §24-6-402(4) to consult with or receive advice from attorney regarding specific legal items, if necessary.
14. Adjourn.

NEXT MEETING Dates (Subject to change) -March 21, 2025, December 4, 2025, both at 11:00 am

6795 Crystal Downs Drive * Windsor* Colorado * 80550

Such meeting location shall remain applicable for all future meeting until otherwise determined by the Boards.

BY ORDER OF THE BOARDS OF DIRECTORS

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 1 THRU NO.5

By: /s/ Guy Johnson, District Manager