



**NOTICE OF COORDINATED SPECIAL MEETING OF  
WINDSOR HIGHLANDS METROPOLITAN DISTRICTS NOS. 1- 5**

NOTICE IS HEREBY GIVEN that the Boards of Directors of **Windsor Highlands Metropolitan District No. 1- 5** of the County of Larimer, State of Colorado, will hold a coordinated special meeting at the **Clubhouse & Pool of Windsor Highlands Metropolitan District Clubhouse, 6795 Crystal Downs Drive, Windsor, Colorado 80550**, on **December 3, 2024, at 4:00 pm**. For the purpose of conducting such business as listed in the attached agenda 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 COVID-19 an updated notice will be sent out immediately with Zoom login information and placed on the District website <http://www.windsorhighlandsmetrodistrict.com>

**WHMD NO. 1 BOARD OF DIRECTORS**

Jonathan A. Turner, President/Chairperson  
Emily Kupec, Secretary/Treasurer  
Martha F. Turner, Vice Chair, Asst Sec’y/Tres.  
Edward Ryan, Vice Chair, Asst Sec’y/Tres.  
Andrea Lindquist Vice Chair, Asst Sec’y/Tres.

Term Expires: May 2025  
Term Expires: May 2027  
Term Expires: May 2025  
Term Expires: May 2027  
Term Expires: May 2027

**WHMD NO. 2 BOARD OF DIRECTORS**

Jonathan A. Turner, President/Chairperson  
Emily Kupec, Secretary/Treasurer  
Mark Fidrych, Vice Chair, Asst Sec’y/Tres.  
David LaFontaine Vice Chair, Asst Sec’y/Tres.  
Janice Ward, Vice Chair, Asst Sec’y/Tres.

Term Expires: May 2027  
Term Expires: May 2027  
Term Expires: May 2025  
Term Expires: May 2025  
Term Expires: May 2027

**WHMD NO. 3 BOARD OF DIRECTORS**

Larry Roche, President/Chairperson  
Emily Kupec, Secretary/Treasurer  
Mark Durand, Vice Chair, Asst Sec’y/Tres.  
Jonathan Turner Vice Chair, Asst Sec’y/Tres.  
Vacant, Vice Chair, Asst Sec’y/Tres.

Term Expires: May 2027  
Term Expires: May 2027  
Term Expires: May 2025  
Term Expires: May 2025  
Term Expires: May 2025

**WHMD NO. 4 BOARD OF DIRECTORS**

Vacancy , President/Chairperson  
Gerald Helton, Secretary/Treasurer  
Rick Koza, Vice Chair, Asst Sec’y/Tres.  
Chris Coan, Vice Chair, Asst Sec’y/Tres.  
Greg Michalik, Vice Chair, Asst Sec’y/Tres.

Term Expires: May 2025  
Term Expires: May 2027  
Term Expires: May 2025  
Term Expires: May 2027  
Term Expires: May 2025

**WHMD NO. 5 BOARD OF DIRECTORS**

Jonathan A. Turner, President/Chairperson  
Emily Kupec, Secretary/Treasurer  
Martha F. Turner, Vice Chair, Asst Sec’y/Tres.  
Warren Turner, Vice Chair, Asst Sec’y/Tres.  
Vacant, Vice Chair, Asst Sec’y/Tres.

Term Expires: May 2025  
Term Expires: May 2027  
Term Expires: May 2025  
Term Expires: May 2027  
Term Expires: May 2027

**AGENDA**

1. Call Meeting to Order and Introductions.
2. Attendance/ Declaration of Quorum / Combined District Meeting’s No. 1 Thru No. 5 /Meeting Notices & posting’s/ Director Qualifications/Director Disclosures/Disclosure Matters
3. Consider Approval of Agenda.
4. Consider Approval of Minutes – February 05, 2024
5. Consider Approval of Annual Admin Matters, Transparency Notice Updates, Excl. Workers Compensation Insurance.
6. Consider Approval and Ratification of 2024 District Service Agreements:
  - a. Consider Approval and Ratification of District Management Agreement.
  - b. Consider Approval and Ratification of Landscape/Maintenance Agreement.
  - c. Consider Approval and Ratification of Engagement of District Counsel.
  - d. Consider Ratification of appointment of John Cutler & Associates for Annual Audit and audit exemptions.
7. Financial Report.
  - a. Consider and Authorize Preparation of 2024 Audits and/or Audit Exemptions by District Accountant.
  - b. Consider Approval of Payables for March 2024 – November 2024.
  - c. Consider Approval and Ratification of Updates to District Funding & reimbursement Agreement & Promissory Notes.
  - 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.
8. District Legal Counsel Report.
  - a. Consider Approval of CORA Resolution
  - b. Consider Approval of the May 2025 Election Resolution
  - c. Consider Approval of and Ratification of the Resolution of Shared parking lot agreement and termination of old agreement.
  - d. Consider Approval of and ratification of trash Day Resolution.
  - e. District No. 4 Vote for director positions.
9. District Manager’s Report.
10. Any other matters to come before the Boards.
11. Public Comments. Comments are limited to three (3) minutes.
  - a. Landscape Tree Committee Update
12. 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.
13. Adjourn.

**NEXT MEETING – March 18<sup>th</sup>, 2025, and December 2<sup>nd</sup>, 2025, or as needed. Meeting date subject to change.**  
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: Guy D. Johnson District manager