



**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 **November 30th, 2023, 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 23, 2022.**
- 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 2024 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 2023 Audit Exemptions by District Accountant.
 - b. Consider Approval of Payables for March 2023 – October 2023.
 - c. Consider Approval and Ratification of Updates to District Promissory Note.
 - d. Public Hearing for Amended 2023 Budgets. (If needed)
 - e. Adoption of the 2023 Amended Budgets; Approval of Resolutions to Adopt Budgets; and Appropriate Sums of Money. (If needed)
 - f. Public Hearing for 2024 Budgets.
 - g. Adoption of the 2024 Budgets; Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- 10. District Legal**
 - a. Discuss and Consider Updates to Operations Agreement with Par Excellence and any related matters. (Date agreement follows calendar year)
- 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)

Thursday, March 21, 2024, at 11:00 am; Thursday, December 5, 2024, at 11:00 am
6795 Crystal Downs Drive * Windsor* Colorado * 80550

The Board has determined to meet at the location stated above and such meeting location shall remain applicable for all future meetings until otherwise determined by the Board.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 11.

By: /s/ Guy Johnson, District Manager