

WINTER FARM METROPOLITAN DISTRICT NO. 2
REGULAR MEETING
www.winterfarmmd.com

Bryan Wischer, President	Term to May 2027
Christopher Brooks, Treasurer	Term to May 2029
Preston Pierson, Secretary	Term to May 2027
Paul Korte, Asst. Secretary	Term to May 2027
Vacant	Term to May 2029

NOTICE OF MEETING

Thursday, September 3, 2026, at 6:30pm.
Hollister Lake Elementary, Cafeteria
550 Sundance Dr., Windsor, CO 80550
(and via videoconference)

To Join via Videoconference:

<https://zoom.us/j/91932337704?pwd=z4wrNDs2ZHoExgbRS77UbQ2zZbrxtn.1>

Meeting ID: 919 3233 7704 | Passcode: 632871

Dial in: +1 719 359 4580

AGENDA

1. Call to Order / Establish Quorum
2. Disclosure of Potential Conflicts of Interest
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet.
5. Consent Agenda - (Note: all items listed under Consent Agenda are considered to be routine and will be approved by one motion and vote. There will be no separate discussion of these items unless a Board Member so requests.) Brief Discussion – If discussion is needed in detail, the specific item will be moved to the appropriate place in the agenda.
 - a. Approval of minutes from the June 4, 2026, Special and Annual meetings
(enclosures)
 - b. Ratification of Payables for the Period May 1, 2026, through July 31, 2026
(enclosure)
 - c. Approval of Unaudited Financial Statements for the Periods Ended July 31, 2026
(enclosure)
6. Operations Matters
 - a. Discuss and Consider Hines Engineering Proposals
 - b. Discuss and Consider Monument Sign Proposals

- c. Discuss and Consider Detention Pond Project Proposals
 - d. Discuss Irrigation Pond and Maintenance Proposal
 - e. Discuss and Consider Pocket Open Space Concerns and Proposal
- 7. Legal Matters
- 8. Other Business
 - a. Consider Home Business Variance Request
- 9. Adjournment

Current District Retained Positions

District Manager - Centennial Consulting Group, LLC, Nikolas Wagner, Presiding

District Accountant - Centennial Consulting Group, LLC

District Legal Counsel – WBA, PC - Attorneys At Law