

**WINTER FARM METROPOLITAN DISTRICT NO. 2**  
**SPECIAL MEETING**  
[www.winterfarmmd.com](http://www.winterfarmmd.com)

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Bryan Wischer, President	Term to May 2027
Christopher Brooks, Treasurer	Term to May 2025
Preston Pierson, Secretary	Term to May 2025
Paul Korte, Asst. Secretary	Term to May 2027
Vacant	Term to May 2027

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**NOTICE OF MEETING**

Thursday, November 7, 2024, at 6:15pm.  
Windsor Community Recreation Center, Maple Room  
250 11<sup>th</sup> St, Windsor, CO 80550  
(and via videoconference)

To Join via Videoconference:  
Join Zoom Meeting

<https://zoom.us/j/99979625132?pwd=DL8aax1ZQGPA4SSxpLH0f6WI01S4D2.1>

Meeting ID: 999 7962 5132 | Passcode: 626314

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 July 8, 2024, Special meeting (**enclosures**)
  - b. Ratification of Payables for the Period June 1, 2024, through September 30, 2024 (**enclosure**)
  - c. Consider Ratification of Acceptance of 2023 Audit (**enclosure**)
  - d. Consider Ratification of 2023 Annual Report (**enclosure**)
  - e. Approval of Unaudited Financial Statements for the Periods Ended September 30, 2024 (**enclosure**)
  - f. Approval of CSD Pool Representative Form (**enclosure**)

6. Financial Matters
  - a. Conduct Public Hearing on 2024 Budget Amendment and Consider Adoption of Resolutions Amending 2024 Budget (*if needed*)
  - b. Conduct Public Hearing on 2025 Budget and Consider Adoption of Resolution Adopting 2025 Budget, Imposing Mill Levy and Appropriating Funds (**enclosure**)
  - c. Discuss and consider authorizing board member to engage independent CPA to prepare 2024 Audit
7. Operations Matters
  - a. Discuss and Consider Agreement for Management Services for 2025 with Centennial Consulting Group (**enclosure**)
  - b. Discuss Native Areas Growing Season and Overseeding Estimate (**enclosure**)
  - c. Review ADA Compliance Quarterly Report and Approve Remediation of District Website Files for ADA Compliance
8. Legal Matters
  - a. Consider adoption of 2025 Annual Administrative Resolution (**enclosure**)
  - b. Consider adoption of Resolution Calling May 2025 Election (**enclosure**)
  - c. Consider adoption of Amended and Restated Records Request Policy (**enclosure**)
  - d. Insurance Matters
    - i. Consider Authorization of Renewal of Special District Association of Colorado Membership for 2025
    - ii. Consider Approval of Workers' Compensation Coverage with Colorado Special Districts Property and Liability Pool OR Consider Approval/Ratification of Exclusion for Workers' Compensation Coverage
    - iii. Consider Approval of Proposals for Renewal of General Liability Schedule and Limits, and Consider Approval and Authorization to Bind Coverage, Renewal of Special District Association of Colorado Membership, Payment of Agency Fees (**enclosure**)
      - a. Review Property Schedule
9. Other Business
10. Adjournment

Current District Retained Positions

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

District Accountant - Centennial Consulting Group, LLC

District Legal Counsel - White Bear Ankele Tanaka & Waldron - Attorneys At Law