

WINTER FARM METROPOLITAN DISTRICT NO. 2
REGULAR MEETING

www.wintermd.specialdistrict.org

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, November 5, 2026, at 6:15pm.
Hollister Lake Elementary, Cafeteria
550 Sundance Dr., Windsor, CO 80550
(and via videoconference)

To Join via Videoconference:
Join Zoom Meeting

<https://zoom.us/j/97009244924?pwd=Z5aPOI9rBWYI4HgmxT4tS3oRhHS6ED.1>

Meeting ID: 970 0924 4924 | Passcode: 122158

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 September 3, 2026, Special meeting (**enclosures**)
 - b. Ratification of Payables for the Period August 1, 2026, through September 30, 2026 (**enclosure**)
 - c. Consider Ratification of Acceptance of 2025 Audit (**enclosure**)
 - d. Consider Ratification of 2025 Annual Report (**enclosure**)
 - e. Approval of Unaudited Financial Statements for the Periods Ended September 30, 2026 (**enclosure**)
6. Financial Matters

- a. Conduct Public Hearing on 2026 Budget Amendment and Consider Adoption of Resolutions Amending 2026 Budget (*if needed*)
 - b. Conduct Public Hearing on 2027 Budget and Consider Adoption of Resolution Adopting 2027 Budget, Imposing Mill Levy and Appropriating Funds (**enclosure**)
 - c. Discuss and consider authorizing board member to engage independent CPA to prepare 2026 Audit
7. Operations Matters
- a. Discuss Pond Mitigation Project with Reconstruction Experts
 - b. Management Update for End of Season Winterization
 - c. Discuss and Consider Contract for Management Services for 2027 with Centennial Consulting Group (**enclosure**)
8. Legal Matters
- a. Consider adoption of 2027 Annual Administrative Resolution (**enclosure**)
 - b. Consider adoption of 2027 Election Resolution (**enclosure**)
 - c. Consider approval of Engagement Letter with WBA, PC (**enclosure**)
 - d. Insurance Matters
 - i. Consider Authorization of Renewal of Special District Association of Colorado Membership for 2027
 - 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 – WBA, PC - Attorneys At Law