



**RECORD OF PROCEEDINGS  
MINUTES OF THE COMBINED SPECIAL MEETING  
OF THE BOARDS OF DIRECTORS OF  
WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 11**

**HELD:** Thursday, March 20, 2025, at 11:00 a.m. at 6795 Crystal Downs Drive, Windsor, Colorado 80550

**ATTENDANCE:**

The special meeting of the Boards of Directors of the Windsor Highlands Metropolitan District No. 11 (collectively, the “Board”) was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Director Warren Turner was physically present

Martha Turner and Jon Turner were present via Zoom

Dino DiTullio and Emily Kupec were absent and excused.

Guy Johnson and Jackie Johnson were present from the District, along with homeowner, please see the sign in sheets for attendance.

**CALL TO ORDER:**

Director Warren Turner called the District meetings to order at 11:05 a.m.

And introductions of the board were made.

**QUALIFICATION OF BOARD MEMBERS/OATHS OF OFFICE:**

Mr. Johnson reported that all the Board members are registered to vote in Colorado and are residents and/or owners of taxable real or personal property within the Districts. Mr. Johnson informed the Board that the official bonds had been obtained with our insurance and that all the Board members had been administered the Oaths of Office. Thereupon, the directors assumed their duties as members of the Board of Directors.

**DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:**

Mr. Johnson discussed the state law requirements for disclosure of potential conflicts of interest with the directors, noting that completed disclosure statements must be filed for each of the Directors with the Secretary of State and with the District at least 72 hours prior to a meeting in which a potential conflict may arise. In addition, each director is to verbally reveal his potential conflicts of interest to the Board at the start of the meeting in which the conflict may arise.

**CONSIDER APPROVAL OF AGENDA:**

The Board reviewed the agenda for today’s meeting, March 20, 2025.

Upon motion duly made by Director Warren Turner, seconded by Director Jon Turner, and unanimously carried to approve the agenda.

**CONSIDER APPROVAL OF MINUTES:**

The meeting minutes of December 05, 2024, meeting was presented and discussed,

Upon motion duly made by Director Warren Turner, seconded by Director Jon Turner, and unanimously carried to approve the meeting minutes of December 05, 2024.

**PUBLIC COMMENTS:** At this time Director Warren Turner, opened the meeting for public comments, Chris Coan asked if there were any plans for upgrades to the golf course, specifically the grill. Director Warren Turner stated no plans at this time. With further discussion on the necessity of upgrades to the 20 plus year-old facility, Director Warren Turner stated that he would discuss this issue with the other board members to determine if or when a plan of action could be taken. At this time there are no plans for any upgrades in or around the golf course. Chris Coan stated the master plan show a beautiful clubhouse when he purchased his home. Mark Frydrich also stated his concerns with the facility and would like to see it be improved.

**CONSIDER APPROVAL AND RATIFICATION OF AUDIT AND AUDIT EXEMPTION:**

Mr. Johnson reviewed with the Board preparing for the 2024 exemptions. It was noted that if revenues or expenditures for a district are less than \$750,000.00 in 2024, the district may file application for Exemption from Audit on or before March 31st. After further discussion on the matters and.

Upon motion duly made by Director Warren Turner, seconded by Director Jon Turner, and unanimously carried to authorize Mr. Johnson to file online for District No. 11 2024 application for exemptions from audits as appropriate and to take such further action as necessary to complete and file these documents with the necessary state agencies.

**FINANCIAL REPORT:**

**CONSIDER APPROVAL OF PAYABLES**

Mr. Johnson reviewed with the Board the expenditures for WHMD No. 11 December 2024 through February 20245 with a total of \$262,229.47. After further discussion on the matters,

Upon motion duly made by Director Warren Turner, seconded by Director Jon Turner, and unanimously carried, the Board approved the payable of WHMD No. 11 December 2024 through February 20245 with a total of \$262,229.47

**DISTRICT LEGAL COUNSEL REPORT:**

Mr. Johnson stated Mr. O’Leary informed the district prior to the meeting that there was nothing on his agenda for WHMD #11 at this time .

**DISTRICT MANAGERS REPORT:**

Mr. Johnson reviewed and discussed the managers’ report for WHMD 11 with the Boards.

1. Site work:
  1. Working on drainage around the site.
  2. Fixing fence in several locations.
  3. Adding fence on the end of some tracts
  4. Confirm non-potable watering dates.
  
3. Website:
  - a. Website is updated for all Districts, will add documents as needed
4. Office:
  - a. District Audit exemptions are completed.

**OTHER MATTERS:**

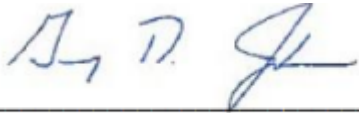
Mr. Johnson stated that Director Jon Turner requested an appraisal of the water shares that were leased to District No. 11, due to in a prior meeting District Meeting for WHMD no. 1 through No. 5 a board member expressed concerns of lack of non-potable water. Director Jon Turner at this time explains his thoughts on how to sale the water to District No. 11 to keep all the shares together for control. If later if thought were better to sale to each District or HOA, that could be an option also. After further discussion,

Upon motion duly made by Director Warren Turner, seconded by Director Jon Turner, and unanimously carried to direct District Management to proceed with obtaining an appraisal on the current water shares that are being leased to the districts so that the boards could participate on the purchase if needed or the best plan for non-potable water in the future.

**ADJOURNMENT:**

Upon confirmation that there were no additional matters and following a request and receiving no further discussion, upon motion duly made by Director Warren Turner, seconded Director Jon Turner, and unanimously carried, the Board adjourned the March 20, 2025, No. 11 at 11:27 am.

The foregoing minutes constitute a true and correct copy of the minutes of the above-referenced meeting and were approved by the Board of Directors of Windsor Highlands Metropolitan District No. 11.



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Guy D. Johnson Secretary for the meeting