



**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 **December 4th, 2025, 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.

Join Zoom Meeting <https://us06web.zoom.us/j/89899180365?pwd=JRrgAplqtbcv0AqXCyi2BJ1nb9b2Po.1>

Meeting ID: 898 9918 0365 Passcode: WHMD

WHMD NO. 11 BOARD OF DIRECTORS

Jonathan A. Turner, President/Chairman	Term Expires: May 2029
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 Kupec, Secretary/Treasurer	Term Expires: May 2027
VACANCY	Term Expires: May 2029

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
4. Consider Approval of Minutes of the March 20, 2025.
5. Consider Approval of Annual Admin Matters, Transparency Notice Updates, Excl. Workers Compensation Insurance.
6. Consider Approval and Ratification of 2026 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.
7. Consider Approval of Non-Potable Water Rate Fee Increase Resolution
8. Financials
 - a. Consider and Authorize Preparation of 2025 Audit Exemptions by District Accountant.
 - b. Consider Approval of Payables for March 2025 – November 2025.
 - c. Consider Approval and Ratification of Updates to District Promissory Note.
 - d. Public Hearing for Amended 2025 Budgets. (If needed)
 - e. Adoption of the 2025 Amended Budgets; Approval of Resolutions to Adopt Budgets; and Appropriate Sums of Money. (If needed)
 - f. Public Hearing for 2026 Budgets.
 - g. Adoption of the 2026 Budgets; Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
9. District Legal
 - a. Legislative Memorandum Update
 - b. Adoption of Election Resolutions
10. Managers’ Report
11. Public Comments. Comments are limited to three (3) minutes.
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) -March 20, 2026, December 4, 2026, both at 11:00 am
6795 Crystal Downs Drive * Windsor* Colorado * 80550
Such meeting location shall remain applicable for all future meeting until otherwise determined by the Boards.

BY ORDER OF THE BOARDS OF DIRECTORS
WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 11

By: /s/ Guy Johnson, District Manager