



**NOTICE OF COORDINATED SPECIAL MEETING OF  
WINDSOR HIGHLANDS METROPOLITAN DISTRICTS NOS. 1- 5**

NOTICE IS HEREBY GIVEN that the Boards of Directors of **Windsor Highlands Metropolitan District No. 1- 5** of the County of Larimer, State of Colorado, will hold a coordinated special meeting at the **Clubhouse & Pool of Windsor Highlands Metropolitan District Clubhouse, 6795 Crystal Downs Drive, Windsor, Colorado 80550, on December 2, 2025, at 4:00 pm**. For the purpose of conducting such business as listed in the attached agenda and such other business as may come before the Boards. The meeting is open to the public.

**WHMD NO. 1 BOARD OF DIRECTORS**

Jonathan A. Turner, President/Chairman      Term Expires: May 2029  
Emily Kupec, Secretary/Treasurer      Term Expires: May 2027  
Edward Ryan, Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2027  
**Vacancy**, Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2027  
**Vacancy** Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2029

**WHMD NO. 2 BOARD OF DIRECTORS**

Jonathan A. Turner, President/Chairman      Term Expires: May 2029  
Emily Kupec, Secretary/Treasurer      Term Expires: May 2027  
Janice Ward, Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2027  
Mark Fydrich Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2027  
**Vacancy**, Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2029

**WHMD NO. 3 BOARD OF DIRECTORS**

Vacancy, President/Chairman      Term Expires: May 2027  
Emily Kupec, Secretary/Treasurer      Term Expires: May 2027  
Jonathan Turner, Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2029  
**Vacancy** Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2027  
**Vacancy**, Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2029

**WHMD NO. 4 BOARD OF DIRECTORS**

**Vacancy**, Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2029  
Gerald Helton, Secretary/Treasurer      Term Expires: May 2027  
Richard Koza Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2027  
Chris Coan, Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2027  
Gary Lebsack, Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2029

**WHMD NO. 5 BOARD OF DIRECTORS**

Jonathan A. Turner, President/Chairman      Term Expires: May 2029  
Emily Kupec, Secretary/Treasurer      Term Expires: May 2027  
Warren Turner, Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2027  
**Vacancy**, Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2027  
**Vacancy**, Vice Chair, Asst Sec’y/Tres.      Term Expires: May 2029

**AGENDA**

1. Call Meeting to Order and Introductions.
2. Attendance/ Declaration of Quorum / Combined District Meeting’s No. 1 Thru No. 5 /Meeting Notices & posting’s/ Director Qualifications/Director Disclosures/Disclosure Matters
3. Consider Approval of Agenda.
4. Consider Approval of Minutes – March 18<sup>th</sup>, 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 Landscape/Maintenance Agreement.
  - c. Consider Approval and Ratification of Engagement of District Counsel.
  - d. Consider Ratification of appointment of John Cutler & Associates for Annual Audit and audit exemptions.
7. Financial Report.
  - a. Consider and Authorize of the 2024 Audits, and Preparation of 2025 Audits and/or Audit Exemptions by District..
  - b. Consider Approval of Payables for March 2025 – November 2025.
  - c. Consider Approval and Ratification of Updates to District Funding & reimbursement Agreement & Promissory Notes.
  - 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.
8. District Legal Counsel Report.
  - a. Discuss and consider approval of variance request for covenants
  - b. Legislative Memorandum Update
  - c. Adoption of Election Resolutions
  - d. Consider Appointment of board member(s) to District Nos. 1 and 5.
9. District Manager’s Report.
10. Any other matters to come before the Boards.
11. Public Comments. Comments are limited to three (3) minutes
12. 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.
13. Adjourn.

**NEXT MEETING – April 07<sup>th</sup>, 2026, and December 3<sup>rd</sup>, 2026, or as needed. Meeting date subject to change.**

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. 1 THRU NO.5

By: Guy D. Johnson District manager