

**RECORD OF PROCEEDINGS  
MINUTES OF THE JOINT SPECIAL MEETING  
OF THE BOARDS OF DIRECTORS OF  
WINDSHIRE PARK METROPOLITAN DISTRICT NOS. 1 & 2**

**HELD:** Monday, March 30, 2026, via Zoom and in person at 6000 Summerfields Parkway, Timnath, CO 80547.

**ATTENDANCE:**

The Joint Special Meeting of the Boards of Directors of the Windshire Park Metropolitan District Nos. 1 & 2 (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: Tim Hoops, James Wertz, Cory Andrews, Chris Lewis and Todd Yancy.

Also in attendance were Shannon Torgerson and Tom McGee, Goodwin & Company and Paul Rufien and Stephanie Ceccato of Rufien Law.

**CALL TO ORDER/DECLARATION OF QUORUM/DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:**

The meeting was called to order at 6:00 p.m. There was quorum of the Board for District 2, with 5 of 5 Board members in attendance. There was not a quorum of District 1 as none of the Board members were present.

There were no conflicts of interest.

**APPROVAL OF AGENDA:**

Following discussion, upon a motion made by Director Hoops, seconded by Director Yancy and, upon vote, unanimously carried, the agenda was approved as presented.

**PUBLIC COMMENTS:**

There were no public comments.

**LEGAL MATTERS**

**PUBLIC HEARING TO SET WATER RATES FOR 2026** – The meeting was called for the purpose of holding a public hearing to set water rates for non-potable water supplied to the Town of Windsor and Loveland Housing Authority properties. Mr. Rufien explained that current rates were below market value and needed adjustment to better cover maintenance costs.

Mr. McGee provided an update on a water project intersecting with the District's Fisher lateral, explaining that while there would be no immediate effect on the District's water supply, it could potentially limit free water availability. He reported that based on Sean Hoff's analysis, the District should expect about 12 days of water (25% of normal) starting a couple weeks later than usual due to high elevation snowmelt. Mr. McGee also discussed the District's pumping capabilities, estimating the well could produce approximately 40,000 gallons of water per day to fill the pond, which would be needed to supplement water supply.

**Open Hearing** – Following discussion, upon a motion made by Director Hoops, seconded by Director Wertz and, upon vote, unanimously carried, the Board opened the Public Hearing to Set Water Rates for 2026 at 6:02 p.m.

**Review of Current Rates and Proposed Rates** – There was focus on water billing issues in the District, where residents are currently billed a flat rate of \$300 per year without metering capabilities. Director Wertz calculated that based on the current rate, the annual water cost would be \$6,780, significantly higher than the \$1,509 actually paid by the Town of Windsor last year.

The Board discussed water billing rates and costs, with Ms. Torgerson reporting that 574,696 gallons were used between 2024-2025 by the Town of Windsor. Director Wertz noted this would be the fourth rate increase since 2018, and the Board acknowledged they cannot set rates for other entities without specific authorization and proper hearing processes. Based on the agreement executed with the Town of Windsor in 2023, a multiplier of 22.6 should be used to calculate the cost of water supplied to the Town.

The meeting continued with discussion centering on water rate increases and agreements with the Loveland Housing Authority and ongoing challenges with the Jacoby Meadows project, including concerns about new turf installation during drought conditions. The group also discussed the need to establish agreements with both Jacoby Meadows and Windsor Meadows regarding non-potable water usage, with Eric Hull from the Housing Authority offering to continue discussions about reducing turf requirements.

**Close Hearing** - Due to lack of attendance from the District 1 Board and missing documentation, following a motion made by Director Hoops, seconded by Director Wertz and, upon vote, unanimously carried, the District 2 Board closed the hearing at 6:46 p.m.

**Consider Approval of Non-Potable Water Rates for 2026** - A second hearing will be set for early May to set the 2026 water rate.

**ADJOURNMENT:**

Upon motion duly made by Director Andrews, seconded by Director Wertz and, upon vote, unanimously carried, the meeting was adjourned at 6:48 p.m.