

**WINDLER METROPOLITAN DISTRICT NOS. 1-9;
WINDLER OPERATIONS METROPOLITAN DISTRICT; AND
WINDLER HOMESTEAD METROPOLITAN DISTRICT**

JOINT REGULAR MEETING via teleconference

Monday, August 31, 2026, at 3:30 p.m.

<https://windlermetrodistrict.com/>

Christopher Fellows, President	Term to May 2029
Timothy O'Connor, Treasurer	Term to May 2027
Dustin Anderson, Secretary	Term to May 2027
Kevin Collins, Director	Term to May 2029
Doug Hatfield, Director (District Nos. 1-8; Operations; and Homestead)	Term to May 2027
Tracye Herrington (District No. 9)	Term to May 2027

This meeting can be via Zoom using the following information:

<https://us06web.zoom.us/j/81543437546?pwd=ITWOFjwky8tni0I5kAvtfYeAYvGDYU.1>

Meeting ID: 815 4343 7546

Passcode: 315310

Call in Number: 720-707-2699

NOTICE OF JOINT REGULAR MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/Director Conflict of Interest Disclosures
3. Confirm Posting of Meeting Notices
4. Approval of Agenda
5. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
6. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
 - a. Approval of July 13, 2026 Joint Special Meeting Minutes
 - b. Ratification of 2025 Consolidated Annual Report Filing
 - c. Ratification of Access and Maintenance License Agreement (Filing No. 11) (Operations)
 - d. Ratification of Access and Maintenance License Agreement (Filing No. 9) (Operations)
 - e. Ratification of Access and Maintenance License Agreement (Filing No. 8) (Operations)
 - f. Ratification of Access and Maintenance License Agreement (Filing No. 7) (Operations)

- g. Ratification of Access and Maintenance License Agreement (Filing No. 6) (Operations)
 - h. Ratification of Access and Maintenance License Agreement (Filing No. 5) (Operations)
 - i. Ratification of Access and Maintenance License Agreement (Filing No. 1) (Operations)
 - j. Ratification of Special Warranty Deed (Windler Neighborhood O Pond) (Operations)
 - k. Ratification of Special Warranty Deed (Detention Pond 524 – Filing No. 4) (Operations)
 - l. Ratification of Special Warranty Deed (Tract GG Filing No. 1) (Operations)
7. Financial Matters
- a. Consider Approval of Claims Listing in the amount of \$529.53 (Windler Homestead)
 - b. Consider Approval of Claims Listing in the amount of \$4,193.39 (District No. 1)
 - c. Consider Approval of Claims Listing in the amount of \$93,797.84 (Operations)
 - d. Consider Approval of 2025 Audit
 - e. Other Financial Matters
8. Legal Matters
- a. Consider Approval of Letter Requesting the District to Accept Projects Constructed by WPIA for 48th Avenue Landscaping (Operations)
 - b. Consider Approval of Letter Requesting the District to Accept Projects Constructed by WPIA for Neighborhood C and F Streetlights (Operations)
 - c. Consider Approval of Letter Requesting the District to Accept Projects Constructed by WPIA for Neighborhood E Streetlights (Operations)
 - d. Discuss Property and Liability Insurance Additions for Accepted Public Improvements (Operations)
 - e. Discuss Boundary Adjustments
 - f. Other Legal Matters
9. Management Matters
- a. Review District Management Report
 - b. Consider Approval of Independent Contractor Agreement with Stratus Building Solutions of Metro Denver for Professional Cleaning Services for Anna's Place and The Coup (Operations)
 - c. Discuss and Consider Approval of Proposal for Pest Control Services (Operations)
 - d. Discuss Maintenance Use Quotes for District Golf Carts (Operations)
 - i. Consider Approval of Bill of Sale for Golf Carts (Operations)
 - e. Other Management Matters
10. Other Business/Director's Items
- a. Development Update
 - b. Executive session pursuant to § 24-6-402(4)(b), C.R.S., for conference with an attorney for the Districts for the purpose of receiving legal advice related to the Agreement Regarding Inclusion into the Aerotropolis Regional Transportation

Authority, Regional Transportation System Improvements Funding, and Imposition, Collection and Transfer of ARI Mill Levies (District Nos. 1-9 and Homestead)

c. Other Business Matters

- i. Annual Townhall is scheduled for October 14th at 6:30 p.m.
- ii. Confirm 2027 Budget Workshop for October 26th at 3:30 p.m.

11. Adjourn