
Winsome Metropolitan District No. 1

Regular Meeting

Thursday, November 6, 2025 at 2:00 P.M.

THE MEETING WILL BE AVAILABLE VIA VIDEO/TELEPHONE CONFERENCE AT:

<https://zoom.us/j/4496175182>

Meeting ID: 449 617 5182

Dial In: 1 (719) 359-4580

One tap mobile: +17193594580,,4496175182#

Board of Directors		
Andrew Biggs	President	May 2027
Logan Powell	Treasurer	May 2029
Charlie Williams	Secretary	May 2029
Tamrin Apaydin	Assistant Secretary	May 2027
Steve Rossoll	Assistant Secretary	May 2027

AGENDA

1. Call To Order/Declaration of Quorum
2. Directors Matters/Disclosure Matters
3. Additions to/Deletions from/Approval of Agenda
4. Public Comment for Matters not on the Agenda (limited to 3 minutes, per person)
5. Consider Approval of Minutes
 - a. July 25, 2025 Special Meeting Minutes (enclosure).
6. Legal Matters
 - a. Consider Approval of Annual Resolution (enclosure).
 - i. Election of Officers
 - ii. Regular Meeting Date/Location
 - b. Review and Consider Approval of Second Amendment to Advance and Reimbursement and Facilities Acquisition Agreement (Capital Expenses) (enclosure).
 - c. Review and Consider Approval of Updated Outstanding Advance & Reimbursement Obligation Form to Advance and Reimbursement and Facilities Acquisition Agreement (Capital Expenses) (enclosure).
 - d. Review and Consider Approval of Updated Outstanding Advance & Reimbursement Obligation Form (Operations & Maintenance Expenses) (enclosure).

- e. Review and Consider Approval of Engineer's Certification and Cost Verification Report No. 6 prepared by Schedio Group, LLC for acceptance of improvements and/or reimbursement of project costs to Winsome, LLC (enclosures).
- f. Review and Consider Approval of Reimbursement under June 21, 2021 Advance and Reimbursement and Facilities Acquisition Agreement (enclosure).
- g. Review and Consider Approval of Public Improvement Easement Agreement for Trail over Tract E, Winsome Filing 3 (enclosure).
- h. Review and Consider Approval of Bill of Sale and Warranty Agreement for Winsome Filing 3 improvements (enclosure).
- i. Review and Consider Approval of Special Warranty Deed for Tracts A, B, C, D, Winsome Filing No. 3 (enclosure).
- j. Consider Approval of Revised Engagement Letter for Icenogle Seaver Pogue, P.C. (enclosure).
- k. Consider Approval of First Amendment to Management Services Agreement (enclosure).
- l. Review and Consider Approval of Landscape Maintenance and Snow Removal Services Contract with Dail & Son Landscaping, LLC for 2026 (enclosure)
- m. Review and Consider Approval of Resolution Regarding Adoption of Revised Covenant/Design Standards Enforcement, Fine Imposition, and Dispute Resolution Policy (enclosure).
- n. Review and Consider Approval of Resolution Adopting Amended Design Guidelines (enclosure)
- o. 2025 Legislative Memorandum (enclosure)

7. Financial Matters

- a. Review and Consider Approval of payment of claims (enclosure).
- b. Review and Consider Approval of the unaudited financial statements for the period ending September 31, 2025 (enclosure).
- c. Conduct Public Hearing on Proposed 2026 Budget.
 - i. Public Comment Period.
 - ii. Consider Approval of Resolution Approving Proposed 2026 Budget, Certification of Mill Levy, and Appropriate Sums of Money (enclosures).
- d. Consider Approval/Ratification of 2024 Audit Exemption (enclosure).

8. Other Business

- a. Review Covenant Compliance Inspection Report (enclosure).

9. Adjournment