



# WILLOW SPRINGS RANCH METROPOLITAN DISTRICT

## REGULAR BOARD MEETING AGENDA AND NOTICE

Thursday, November 14, 2024 @ 9:00 AM  
300 CO-105, Monument, CO 80132  
and

*This meeting will be held via teleconferencing and can be joined through the directions below:*

Zoom Meeting Link:

<https://us06web.zoom.us/j/83803832213?pwd=J5fVX3LKJQF1apNacaDPxKG12WJbzn.1>

Meeting ID: 838 0383 2213

Passcode: 107211

Call In Numbers: 1(720) 707-2699 or 1(719) 359-4580

### **Board of Directors**

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Dan Brown, President	Term Expires May 2025
Bridget Myers, Secretary/Treasurer	Term Expires May 2025
Tim McConnell, Asst. Secretary	Term Expires May 2027
Dana Tucker, Director	Term Expires May 2027
Joel Hendrickson, Director	Term Expires May 2027

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1. Call to Order; Declaration of Quorum/Director Qualifications/ Disclosure of Conflicts
2. Approval of Agenda
3. Approval of Meeting Minutes September 19, 2024
4. Public Improvement Construction Development Update
5. Financial:
  - a. Review and approval of Payables
  - b. Review and approval of unaudited Financial Statements as of 10/31/2024
  - c. 2024 Budget Amendment Hearing; Discussion and Resolution for Budget Amendment Approval
  - d. 2024 New Law Limitation on Operations and Maintenance Mill Levy Revenue to 5.25% Per Year Starting With 2025 Mill Levy Collected in 2026 Budget Year (2024 O&M Mill Levy Collected in 2025 Established Base Year 2025 Revenue and 2026 Budget O&M Revenue is Limited to 2025 O&M Revenue Plus 5.25%)
  - e. 2025 Budget Hearing; Discussion and Resolution Approval
  - f. 2024 Auditor
6. Other Business:
  - a. HB24-1267 Limitations on Covenant Enforcement Actions: Resolution Regarding Policies, Procedures and Penalties for the Enforcement of Governing Documents; Revision of the November 2023 Restated Design Guidelines as Needed for HB24-1267 Compliance; Acknowledgement of Unenforceable Provisions in 2021 Declarations due to Subsequent Legislative Changes
  - b. Special Counsel for Covenant Enforcement, Foreclosure and Collections and Special Counsel to Provide Collections Resolution for Delinquent Fees and Covenant Fines (Pending)
  - c. Review and Approval of 2025 Annual Administrative Resolution
  - d. Discuss and Review 2025 Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage

- e. Consider Adoption of Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer
  - f. Consider Approval of Resolution Calling May 6, 2025, Director Election
  - g. District Manager Report
  - h. Community Discussion
7. Public Comment: Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
  8. Next Regular Meeting Scheduled for Thursday, December 12, 2024, at 9:00 a.m., if needed.
  9. Adjourn

2024 Regular Meetings	Location
Second Thursday monthly, as needed, at 9:00 A.M. Meeting information: <a href="http://willowspringsmd.colorado.gov">willowspringsmd.colorado.gov</a>	300 CO-105 Monument, Colorado by teleconference