



WILLOW SPRINGS RANCH METROPOLITAN DISTRICT

REGULAR BOARD MEETING AGENDA AND NOTICE

Thursday, September 11, 2025 @ 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/84281194067?pwd=yhs8DbZskvGhbjN4GIKVnebdicHmq7.1>

Meeting ID: 842 8119 4067

Passcode: 249143

By Phone: 720-707-2699 or 719-359-4580

Board of Directors

Dan Brown, President

Bridget Myers, Secretary/Treasurer

Tim McConnell, Asst. Secretary

Dana Tucker, Director

Joel Hendrickson, Director

Term Expires May 2029

Term Expires May 2029

Term Expires May 2027

Term Expires May 2027

Term Expires May 2027

1. Call to Order; Declaration of Quorum/Director Qualifications/ Disclosure of Conflicts
2. Approval of Agenda
3. Approval of Meeting Minutes and Annual Meeting Minutes November 14, 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 8/31/2025
 - c. 2024 Audit Status
 - d. 2024 Budget 3rd Amendment Hearing; Discussion and Resolution for Budget Amendment Approval
6. Other Business:
 - a. District Manager Report
 - b. Community Discussion
 - c. Special Counsel for Covenant Enforcement, Foreclosure and Collections and for Updates to Resolutions and Policies, Procedures and Penalties for Enforcement, Collections and Updates to Design Review Guidelines
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, October 9, 2025, at 9:00 a.m., if needed.
9. Discuss 2025 Annual Meeting and HB25-1219 Annual Meeting Notice Requirements and Website Content Updates

10. Adjourn

2025 Regular Meetings	Location
Second Thursday monthly, as needed, at 9:00 A.M. Meeting information: willowspringsmd.colorado.gov	300 CO-105 Monument, Colorado by teleconference