



WILLOW SPRINGS RANCH METROPOLITAN DISTRICT

REGULAR BOARD MEETING AGENDA AND NOTICE

Thursday, November 13, 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/81930996417?pwd=U70nMbhM2BiAvIexVo4CpKl3cBSDKE.1>

Meeting ID: 819 3099 6417

Passcode: 306353

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

Board of Directors

Dan Brown, President	Term Expires May 2029
Bridget Myers, Secretary/Treasurer	Term Expires May 2029
Tim McConnell, Asst. Secretary	Term Expires May 2027
Dana Tucker, Director	Term Expires May 2027
Joel Hendrickson, Director	Term Expires May 2027

1. Call to Order; Declaration of Quorum/Director Qualifications/ Disclosure of Conflicts
2. Approval of Agenda
3. 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.
4. Public Improvement Construction Development Update
5. 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.
 - a. Approval of September 11, 2025 Minutes (*enclosure*)
 - b. Approval of 2026 Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage (*enclosure*)
 - c. Approval of Renewal of Workers' Compensation BMO Coverage (*enclosure*)
 - d. Review and Approval of 2026 Annual Administrative Resolution (*enclosure*)
 - e. Approval of Amended and Restated Public Records Request Policy (*enclosure*)
6. Items pulled from Consent Agenda
7. Financial:
 - a. Review and approval of Payables
 - b. Review and approval of unaudited Financial Statements as of 10/31/2025
 - c. 2025 Budget Amendment Hearing; Discussion and Resolution for Budget Amendment Approval (*enclosure*)
 - d. 5.25% Operational Mill Levy Revenue Growth Limitation
 - e. 2026 Budget Hearing; Discussion and Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money for the 2026 Calendar Year(*enclosure*)

f. 2025 Auditor

8. Other Business:

- a. Consider Approval of Updated WBA, PC Engagement Letter per HB25-1090 (*enclosure*)
- b. Design Guidelines – Discussion and Amendments Approval (*enclosure*)
- c. District Manager Report
- d. Community Discussion

9. Next Meeting

10. Adjourn