

Special Board of Directors Meeting

NOTICE IS HEREBY GIVEN that the Joint Special Meeting of the Boards of Directors of the W/J Metropolitan District and the Homeowner's Association of the W/J Ranch Homes, Pitkin County, Colorado, has been scheduled for Monday, **November 4, 2024**, beginning at **6:00 p.m.**, MST. This meeting will be held virtually via Zoom. This 3rd-quarter meeting was originally scheduled for **Monday, October 28, 2024**, but the date on the agenda was incorrect. Out of an abundance of caution the Board decided to reschedule the meeting and to re-post the correct date of the meeting.

If you are in the Zoom waiting room, and are not being allowed in, call the Zoom host Paul Jones on his cell: (970) 948-8014!

Join Zoom Meeting: <https://zoom.us/j/93975349187?pwd=cEd6NkR1am0vaVlydWJveHlzdjVNZz09>

Meeting ID: 939 7534 9187

Passcode: 546867

Phone: 1 346 248 7799

AGENDA

1. Call to Order.
2. Review and acceptance of minutes from previous meeting (August 19, 2024)
3. Review and Adoption of Resolution Calling May 2025 Directors Election Resolution.
4. Review and Adopt Resolution Authorizing Certification of Delinquent Utility Fees to the Pitkin County Treasurer.
5. September 30, 2024, Financial Report. (Marchetti & Weaver) WJMD
6. Public Hearing for Consideration of the 2025 Budget, Setting the Mill Levy and Appropriating Funds
 - i. Consider Resolution Adopting 2025 Budget, Setting Mill Levies and Appropriating Sums of Money
 - ii. Consider Resolution Setting 2025 Utility Fees
7. Public Hearing for Consideration of the 2024 Amended Budget
 - i. Consider Resolution Amending 2024 Budget and Making Supplemental Appropriation
8. Progress on the 20-year long-range plan for capital improvements. WJMD
9. New Business. (Introduced briefly, but not discussed at length)
10. Approve and Ratify Accounts Payable WJMD
11. Water, Septic and Engineering Report (Tony Zancanella and Vance Holzmann). WJMD
12. Follow up on HOA and District storage and parking violations.
13. Follow up on filing concerns with County regarding light pollution at Brush Creek Intercept Lot.
14. Enforcement of easement affecting Deep/Friedman/Vhrin/Finger (HOA)
15. Snowplowing contract for 2024-2025 season. WJMD
16. Update on airport. (HOA)
17. Adjournment.

Board Members

Wayne Ethridge, President
Paul Jones, Secretary
Steve Marolt, Treasurer
Shelly Marolt
Amy Behrhorst

Term Expires

May 2027
May 2027
May 2027
May 2025
May 2025

I hereby certify that a copy of the foregoing Notice of Meeting/Agenda was posted on the District's website at <https://colo-communities.org/w%2Fj-metro-district> at least 24-hours prior to the meeting. Pursuant to House Bill 19-1087, codified in Section 24-6-402 C.R.S. as the designated posting location for notices of public meetings (regular, special and study sessions), adopted August 27, 2019.