

W/J Metropolitan District

STATE OF COLORADO)
) ss:
COUNTY OF PITKIN)

NOTICE OF REGULAR MEETING

Notice is hereby given that a joint regular meeting of the Board of Directors of W/J Metropolitan District and of Homeowner's Association of the W/J Ranch Homes, Pitkin County, Colorado will be held on Monday, August 17, 2026 at 6:00 p.m. The meeting will be held virtually via Zoom. This meeting is open to the public pursuant to §24-6-402(2) (c), C.R.S. To join the meeting, please visit the following link or call the following phone number:

Please click this [HERE](#) to join the meeting:

www.zoom.us

Meeting ID: 895 7329 7069

Passcode: 650025

Dial by your location 719-359-4580 US

Board of Directors:

Wayne Ethridge, President

Term Expires May 2027

Paul Jones, Secretary

Term Expires May 2027

Steve Marolt, Treasurer

Term Expires May 2027

Shelly Marolt, Director

Term Expires May 2029

Amy Behrhorst, Director

Term Expires May 2029

AGENDA

August 17, 2026

- 1) Call to Order / Roll Call
- 2) Consideration of Changes to the Agenda
- 3) Public Input
- 4) Review and Approval of June 8, 2026 Regular Meeting Minutes and June 23, 2026 Special Meeting Minutes
- 5) New Business (Introduced briefly; no detailed discussion anticipated)
- 6) Financial Report – July 2026 and Preliminary 2027 Budget
- 7) Approval and Ratification of Accounts Payable
- 8) Review of Accounts Receivable
- 9) Ratification of Waste Management Service Contract
- 10) Water, Septic, and Engineering Report – Tony Zancanella
- 11) Deep/Friedman – Easement Update
- 12) White Star HOA – Easement and Roadway Update
- 13) Adjournment

Management Provided By

Marchetti & Weaver, LLC, 28 Second St, Suite 213, Edwards, CO 81632

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