PTARMIGAN WEST METROPOLITAN DISTRICT NOS. 1-3

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NOTICE OF A REGULAR MEETING AND AGENDA

DATE: November 19, 2026
TIME: 5:00 P.M.
LOCATION: 250 11th St., Windsor, CO. 80550, and via Zoom Teleconference.
To Join the Meeting: ***https://us06web.zoom.us/j/85329483453***
Meeting ID: 853 2948 3453, Via Telephone: (719) 359 4580

DISTRICT NOS. 1 & 3

Board of Directors:	**Office:**	**Term Expiration:**
David Muth	President & Chairperson	May 2027
Dillon Muth	Treasurer & Secretary	May 2027
Vacancy		May 2029
Vacancy		May 2029
Vacancy		May 2029

DISTRICT NO. 2

Board of Directors:	**Office:**	**Term Expiration:**
David Muth	President & Chairperson	May 2027
Richard Denig	Secretary	May 2029
Aaron Waguespack	Treasurer	May 2029
Larry Petron	Director	May 2027
Vacancy	Director	May 2029

I. ADMINISTRATIVE MATTERS

A. Declaration of Quorum/Call to Order.

B. Present Disclosures and Potential Conflicts of Interest.

C. Statement on Conduct of Meeting.

D. Approve Agenda and Posting of Meeting Notices.

II. **CONSENT AGENDA** (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event the item will be removed from the Consent Agenda and considered in the Regular Agenda.)

A. Approval of the May 27, 2026, Special Meeting Minutes.

B. Approval of the May 27, 2026, Annual Meeting Minutes.

C. Acceptance of Unaudited Financial Statements through September 30, 2026 (District Nos. 2 & 3).

D. Acceptance of Unaudited Financial Statements through October 31, 2026 (District No. 1).

E. Ratification of Payment of Claims through October 31, 2026. (District No. 1)

F. Ratification of Second Addendum to Agreement for Landscape and Snow Removal Services with Lindgren Landscaping & Irrigation, Inc. (District No. 1)

G. Acknowledgement of Commercial Design Guidelines for Ptarmigan West Metropolitan District No. 3

H. Ratification of Estoppel Certificate for CCRs of Ptarmigan West (Commercial) (District No. 3)

III. LEGAL ITEMS

A. Consider Adoption of 2027 Annual Administrative Resolution.

i. 2027 Meeting Dates: May 20th and November 18th, at 5:00 p.m.

B. Discuss and Consider Second Amendment to Resolution Concerning the Imposition of an Operations Fee (District No. 1).

C. Consider Adoption of Resolution Calling May 4, 2027 Regular Election and discussion and possible action regarding Calling of 5.25% Rolloff Election

D. Consider Approval of Engagement Letter with WBA, PC for General Counsel Services.

E. Consider Approval of Fourth Addendum to Funding and Reimbursement Agreement (Operations and Maintenance) with Windsor Investments, LTD and JBT Associates, LLC (District No. 1).

IV. DISTRICT MANAGEMENT ITEMS

A. District Manager's Report.

B. Approval of Renewal of Property and Liability Schedule and Limits, Workers Compensation Coverage, and SDA Membership for 2027.

V. FINANCIAL ITEMS

A. Conduct Public Hearings on the Proposed 2027 Budgets and Consider Adoption of Resolution to Adopt Budget and to Appropriate Sums of Money and Resolution to Set Mill Levies.

B. Consider Approval of BiggsKofford Engagement Letter for 2026 Audit. (District No. 2).

VI. PUBLIC COMMENT

A. Public Comment. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes.

VII. ADJOURNMENT