HIGHPOINTE VISTA METROPOLITAN DISTRICT NO. 2 (HPE)

Regular Meeting of the Board of Directors

Record of Proceedings - Wednesday, March 11, 2026, 6:30 p.m.

Clubhouse at Highpointe Estates - 6049 Mid Pointe Drive, Windsor, Colorado, 80550

District No. 2 Board	Terms
Henry Frey, President	Term to May, 2027
Gary Westlind, VP & Secretary	Term to May, 2025
Trent Horton, Treasurer	Term to May, 2025
Bill Bruschke, Asst. Treasurer	Term to May, 2027
Vacancy	Term to May, 2025
Janet Conner	Term to May, 2027
Joel Guttormsen	Term to May, 2027

I. Administrative Matters

- **Call to Order:** The meeting was called to order at 6:31 p.m. as motioned by Kieyesia Conaway.

- **Declaration of Quorum/Disclosure Matters:** Kieyesia Conaway confirmed that there are no conflicts to be disclosed. A quorum was established with five board members present: Henry Frey, Gary Westlind, Bill Bruschke, Janet Conner and Joel Guttormsen, along Connor DeHart and Kieyesia Conaway from Kellison Corp. Trent Horton was absent and excused.

- **Approval of Meeting Agenda:** Henry Frey presented the agenda and asked the Directors if there were any changes. The Board moved the discussion of vacancy on the Board of Directors and Consider appointment of an eligible elector to follow the approval of the agenda. Bill Bruschke motioned to approve the agenda as amended. Gary Westlind seconded, motion carried unanimously as presented.

- **Consent Agenda:** Kieyesia Conaway presented the consent agenda containing the approval of the November 12, 2025, Annual Meeting Minutes and Special Meeting Minutes to the Boards and answered questions. Bill Bruschke motioned to approve the consent agenda items Joel Guttormsen seconded, motion carried unanimously as presented. Gary Westlind noted that Minutes need to include what Board Members were absent and excused.

II. Report from the HPE Landscape Committee/ Capital Improvement Committee:

Gary Westlind presented the HPE Landscape Committee to the Board and answered questions. Discussion regarding Master Bluetooth Lock for tennis courts.

- **Review and Consider Approval of Installation of new Fencing:** Gary Westlind presented the New Fence Sections 1, 2, & 3 totaling $7000.00 to the Board and answered questions. Gary Westlind motioned to approve the Installation of New

Fence Sections 1, 2, & 3. Henry Frey seconded, motion carried unanimously as presented.

- **New Fence CR13 – CB Roundabout - $20,000-$24,000:** Gary Westlind presented a $18,000 bid from Nick Horton to the Board and answered questions. The Board discussed gathering additional bids for this work. Shane Westlind and Joel Guttormsen will reach out to surrounding communities to discuss additional options as many communities are having the same issues with the motorbikes causing damage on their property.
- **Discussion regarding hazard of campfires in open space arroyo by Bison Ridge:** Gary Westlind presented the hazards of the campfires reported in the open space arroyo by Bison Ridge to the Board and answered questions. A member of the public noted that this was a fake campfire and her kids play down there. Gary Westlind noted that some of the wood was burned and this could be a large fire hazard.

III. **Report from the HPE Pool/Clubhouse Committee:** Gary Westlind and Janet Conner presented the report from HPE Pool/Clubhouse Committee noting that pool staff will need to increase awareness of who is entering the pool and check every person in against a homeowner list and a non-resident membership list.

IV. **Financial Matters:** Bill Bruschke and Kieyesia Conaway presented the Financial Matters to the Board and answered questions.

- **Unaudited Financial Statements for the period ending January 31, 2026:** Bill Bruschke Presented the Unaudited Financial Statements for the period ending January 31, 2026 to the Board and answered questions. Joel Guttormsen motioned to approve the unaudited Financial Statements for the period ending January 31, 2026 ,as presented. Janet Connor seconded, motion carried unanimously as presented.
- Review year to date income and expenditures as of February 28, 2026. Bill Bruschke Presented the year to date income and expenditures as of February 28, 2026 to the Board and answered questions. Joel Guttormsen motioned to approve the year to date income and expenditures as of February 28, 2026, as presented. Janet Connor seconded, motion carried unanimously as presented.

V. **District Management Report:** Kieyesia Conaway presented the District Management Report to the Board and answered questions.

VI. **Other Matters**

- **Resolution requiring residents to conform to Town of Windsor Chicken Regulations:** Gary Westlind discussed with the Board updating the rules and regulations regarding chickens to follow the Town of Windsor's requirements and have an approved ARC on file. Gary Westlind motioned to approve the updated rules and regulations for Chickens. Joel Guttormsen seconded, motion carried unanimously, as presented.

VII. Public Comment

A member of the Public noted the a concern with the Data Center being built this year in Windsor at the old Kodak site for Global AI and wanted to inform other residents of this happening in the community.

A member of the Public noted that there were still Holiday Lights up on some residents and we need to address these on the next site visit.

VIII. Adjournment

Upon motion made by Gary Westlind, seconded by Henry Frey, and upon vote unanimously carried, the meeting adjourned at 8:12 p.m.

Next Schedule Meeting Date – June 10, 2026 at 6:30 PM

Respectfully Submitted,

Kieyesia Conaway

Kieyesia Conaway, Kellison Corp.

District Manager