

Highpointe Estates Metropolitan District No. 2

Board of Directors Meeting

Date: Wednesday, June 10, 2026
Time: 6:30 PM – 8:01 PM
Location: Highpointe Estates Clubhouse, 6049 Mid Pointe Drive,
Windsor, CO 80550

Meeting Minutes

1. Meeting was called to order at 6:29 p.m. by Connor DeHart, Kellison Corp.
2. Declaration of Quorum / Disclosure Matters: A quorum was confirmed. Board members in attendance: Henry Frey (President), Gary Westlind (Vice President & Secretary), Trent Horton (Treasurer), Bill Bruschke (Assistant Treasurer), Shane Westlind, and Janet Conner. Joel Guttormsen arrived at 7:42 p.m. Approximately 42 members of the public were in attendance.
3. Approval of Agenda: The agenda was presented by Henry Frey. Motion made by Gary Westlind, seconded by Bill Bruschke, to approve the agenda as presented; motion carried.
4. Consent Agenda:
 - a. Approval of the March 11, 2026 Regular Meeting Minutes was presented by Henry Frey. Motion made by Bill Bruschke, seconded by Gary Westlind; motion carried.
 - b. Ratification of the appointment of Shane Westlind to the Board of Directors was presented by Henry Frey. Motion made by Bill Bruschke, seconded by Henry Frey, to ratify the appointment; Gary Westlind abstained. Motion carried.
5. **Report from the HPE Landscape / Capital Improvement Committee – Gary Westlind:**
 - a. Gary Westlind presented the committee report. Residents were reminded to check the community website for the tennis court access code.
6. Fence in Open Space Southeast of Chesney Drive – Pedestrian Walkway:
 - a. Gary Westlind presented. A member of the public asked whether the Board had voted to end pedestrian access, stating that she is unable to get through the fence and that her dogs cannot pass through either, and asked why pedestrian access had originally been provided.
 - b. Gary Westlind noted that this is not a public or designated path within the district. The Board has received both complaints and compliments regarding the fence. A homeowner whose property backs to Stonechase Court reported that motorbikes continue to enter the open space from Bison, and concerns were raised regarding the effect of the traffic behind the homes on property values.

- c. In response to a question about the Board's objective, Henry Frey explained that the goal is to reduce e-bikes and motorbikes from entering the open space and damaging district property. The following options were discussed:
 - i. Installing a switchback gate to allow pedestrian access while restricting bikes; the Forest Service has a plan for this, and Shane Westlind will be consulted.
 - ii. Possibly relocating the path away from the homes on Chesney Drive.
 - iii. A fencing proposal involving Bison.
 - iv. Possibly adding a gate near Steeplechase to allow pool members to walk through.
 - v. Providing the gate access code to the resident with the gate; Kellison (Connor) to follow up.
 - d. The Board discussed child safety around the fountains and agreed to send a community email on the topic, and to consider posting a sign with information for non-residents.
- 7. Report from the HPE Pool / Clubhouse Committee – Gary Westlind / Janet Conner:**
- a. Gary Westlind presented. Approximately one-third of the lawn chairs and loungers are broken; A&B's handyman will repair them, and the Board will consider replacing the fabric if that proves more cost-effective.
 - b. Lifeguards are unable to accept cash, and guests continue to enter without being checked in. A&B needs additional staffing to check identification and scan keys.
 - c. The pool speaker, which was located near the lifeguards last year, will be addressed with A&B.
 - d. The Board discussed increasing both the non-resident fee and the resident fee to help address these issues.
 - e. The Board would like to review the rules governing the metro districts' obligation to allow outside memberships, and to consider resident-only hours in future rule updates.
- 8. Discussion Regarding Empty Nester Memberships:**
- a. Gary Westlind presented. The current membership rate is \$850.00; an empty nester rate of \$500.00 had been requested. Motion made by Gary Westlind, seconded by Bill Bruschke, to not offer an Empty Nester rate; motion carried. Those who requested the rate will be notified.
- 9. Discussion Regarding Pool Building Winterization:**
- a. Prior Plumbing was hired for the winterization. The matter is under review, including insurance considerations.
- 10. Financial Matters – Trent Horton, Treasurer, and Bill Bruschke, Assistant Treasurer:**
- a. Review and acceptance of the unaudited financial statements for the period ending April 30, 2026, and review of year-to-date income and expenditures as of May 31,

2026, were presented by Bill Bruschke. Motion made by Gary Westlind, seconded by Henry Frey, to accept the financial statements; motion carried.

- b. Bill Bruschke provided an update and led discussion on the 2025 audit.

11. District Management Report – Kieyesia Conaway, Kellison Corp.:

- a. Kieyesia Conaway presented the Violations Report.

12. Other Matters:

- a. Consideration of an amendment to the Rules and Regulations to incorporate Larimer County and/or Town of Windsor code provisions limiting short-term rentals was presented by Henry Frey. Henry noted that he is working with Alan, who is currently attending to a family matter, and that the issue has not been forgotten. It was noted that houses listed for sale are being used as short-term rentals.

13. Public Comment (comments limited to 3 minutes per member):

- a. Nick Horton (County Road 13 and New Liberty) requested to keep a semi, which can be stored inside, and to keep a trailer on the property, requesting one year of storage for the trailer until he moves. The Board will review the request and reach a decision, and asked that items be stored inside in the interim.
- b. A member recommended that Kellison suspend violations on the property until the matter is decided. A special meeting was scheduled, and the Board is to be sent the horse property and variance information.
- c. Sophia requested a timeline for the gate; this item will be added to the special meeting agenda.
- d. A request was made to move pool night hours back to 10:00 p.m. in future years, and to possibly change the day of the week. A&B will be asked whether the current hours are firm or can be extended.

14. Next Scheduled Meeting Date: The next regular meeting is scheduled for September 9, 2026 at 6:30 p.m. at the Highpointe Estates Clubhouse.

15. Adjournment: Motion made by Gary Westlind, seconded by Henry Frey, to adjourn. The meeting was adjourned at 8:01 p.m.