

Highpointe Vista Metropolitan District No. 2

Special Board Meeting

Date: Thursday, July 9, 2026
Time: 6:30PM – 7:34PM
Location: Clubhouse at Highpointe Estates, 6049 Mid Pointe Dr.,
Windsor, CO 80550 (In person — no Zoom)

Special Meeting Minutes

1. Quorum was established with the attendance of the following board members: Henry Frey (President), Gary Westlind (Vice President & Secretary), Shane Westlind, Janet Conner, and Joel Guttormsen. Trent Horton (Treasurer) and Bill Bruschke (Assistant Treasurer) were absent.
2. Meeting was called to order at 6:31 PM by Connor DeHart of Kellison Corp.
3. Declaration of Quorum / Disclosure Matters: A quorum was confirmed present, and no conflicts of interest were disclosed.
4. Approval of the Agenda: motion made by Gary Westlind, seconded by Henry Frey, unanimously approved.
5. **Public Comment:** None.
6. **Pedestrian Access — Fence Behind Chesney Court:** Connor DeHart presented the proposals to add pedestrian access on the fence behind Chesney Court and to authorize any necessary actions in connection therewith.
 - a. Ginger Hazel stated she had been happy with the fences as originally installed, as e-bikes were constantly passing right by their patio. She spoke with Wade, who is comfortable with pedestrian traffic but does not want the area to become a bypass.
 - b. Emily Garver (west corner, 6101) raised concerns about residents walking along her fence and about pets and children.
 - c. A proposal for pedestrian access at the second roundabout was determined not to be needed, per Gary Westlind, and was not approved by the Board.
 - d. Motion: Shane Westlind moved to add pedestrian access at the bottom and to perform remediation on the trail heads around Blackwood — including possible rope fencing — to deter people from walking there; seconded by Joel Guttormsen; unanimously approved.
 - e. Shane Westlind will discuss a cost share for the fence with Bison Ridge.
 - f. Motion: Gary Westlind moved to pursue the fence by the Horton property, with pricing not to exceed \$8,000.00; seconded by Henry Frey; unanimously approved.

7. **Variance Agreement — District No. 2 with Lot 376 and Lot 377 Owners:** Henry Frey presented. Nick Horton presented his needs to the Board regarding parking on the property, and the Board considered authorizing any necessary action in connection therewith.
 - a. The request is for one trailer only, with no increase in the traffic already observed. Mr. Horton is actively working to move out of the property; the request is not permanent and is for one year only.
 - b. Motion: Shane Westlind moved to allow outside semi and tractor-trailer storage through December 31, 2027; seconded by Joel Guttormsen; unanimously approved. The variance does not run with the land, is non-transferable, and applies only to Nick Horton.
 - c. Gary Westlind added the condition that any stored vehicle must be moved within 5 days so that it is not considered “parked.”
 - d. Henry Frey noted the variance is being granted due to the uniqueness of the property — its size and location — and cautioned that the Board does not wish to set a precedent for similar requests.
8. **Resident-Only Pool Access Days / Early Access Times:** Henry Frey presented. Residents noted that the changes made at the last meeting have helped considerably. Any further changes would not take effect until next year.
 - a. Shane Westlind recommended tabling this item until the next board meeting for discussion of 2027 pool access. The item was tabled accordingly.
 - b. Ginger Hazel noted a possible discussion point for the next meeting regarding the balance between not wanting a fence and not wanting a public pool.
 - c. The Board will have pool access options reviewed by legal counsel to determine whether the hours of public (non-resident) access can be limited; Henry Frey will handle this.
9. **Thistle Spraying Operations — HPE Open Space:** Gary Westlind presented, noting that Nero has not kept up with this work as contracted despite constant communication. He proposed bringing in another vendor to mow the “Big W” and hiring Colorado Lawn and Tree (CLT) to handle the spraying, funding this by taking the cost out of the Nero contract — not paying Nero for this work — and applying it toward the other vendor. CLT will provide pricing to Gary Westlind.
 - a. Motion: Gary Westlind moved to mow the weeds and the “Big W” and spray the outside area, as the current landscaper is not handling this work, and to back-charge Nero accordingly; seconded by Shane Westlind; unanimously approved.
10. Next scheduled meeting: Wednesday, September 9, 2026 at 6:30 PM, at the Highpointe Estates Clubhouse.
11. Meeting adjourned at 7:34 PM; motion made by Janet Conner, seconded by Shane Westlind, unanimously approved.