

**W/J Metro District and the Homeowner's Association of the W/J Ranch Homes  
Boards of Directors Meetings**

**NOTICE IS HEREBY GIVEN that Joint Regular Meetings of the Boards of Directors of the W/J Metropolitan District and the Homeowner's Association of the W/J Ranch Homes, Pitkin County, Colorado, have been scheduled for Monday, June 7, 2021 beginning at 6:00 p.m., MST. This meeting will be held virtually via Zoom.**

***If you are in the Zoom waiting room, and are not being allowed in, call the Zoom host Paul Jones on his cell: (970) 948-8014!***

**Join Zoom Meeting:** <https://zoom.us/j/93975349187?pwd=cEd6NkR1am0vaVlydWJveHlzdnlVNZz09>

Meeting ID: 939 7534 9187

Passcode: 546867

Phone: 1 346 248 7799

**AGENDA**

1. Call to Order.
2. Review and acceptance of minutes from previous meetings. (February 8, 2020)  
WJMD
3. New Business. (Introduced briefly, but not discussed at length)
4. Financial Report. (Bob Vhrin, Treasurer) WJMD
5. Approve and Ratify Accounts Payable. WJMD
6. Water, Septic and Engineering Report. (Ben Elmore). WJMD
7. Adoption of the Governance Policies of the Colorado Common Interest Ownership Act (CCIOA) on behalf of the WJ HOA and setting fine structure. WJ HOA
8. Access easement on Vhrin, Deep, Friedman, Finger properties. WJ HOA
9. Homeowner's Assoc of the W/J Ranch Conveyance of 3 Common Area Lots to the WJMD.
10. Weed Control. WJMD
11. Snowplowing. WJMD
  - a. Review of winter season.
  - b. Shall the District purchase a Jeep and plow?
12. Update on solar farm.
13. Update on airport.
14. Landscape modification review of 112 Byers Court (Design Workshop). WJ HOA
15. Adjournment.

**Board Members**

Wayne Ethridge, President  
Paul Jones, Secretary  
Shelly Marolt  
Steve Marolt  
Bob Vhrin, Treasurer

**Term Expires**

May 2023  
May 2023  
May 2022  
May 2023  
May 2022