

**Regular combined quarterly meeting of the W/J Metropolitan 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, February 12, 2024, 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 meeting (October 30, 2023)
3. New Business. (Introduced briefly, but not discussed at length)
4. December 31, 2023 Year-End Financial Report. WJMD
5. Review and Approve the 2023 Application for Exemption from Audit
6. Approve and Ratify Accounts Payable. WJMD
7. Review and Approve 2024 Meeting Schedule
8. Adopt 24-Hour Posting Resolution
9. Water, Septic and Engineering Report (Zancanella & Associates). WJMD
10. Progress on the 20-year long-range plan for capital improvements. (Zancanella & Associates) WJMD
11. Sale of the Ram Truck/plow and CAT skid steer/attachments. WJMD
12. Update on appeal in lawsuit over easement affecting Deep/Friedman/Vhrin (HOA)
13. Update on airport. (HOA)
14. Adjournment.

**Board Members**

Wayne Ethridge, President  
Paul Jones, Secretary  
Steve Marolt, Treasurer  
Shelly Marolt  
Amy Behrhorst

**Term Expires**

May 2027  
May 2027  
May 2027  
May 2025  
May 2025

I hereby certify that a copy of the foregoing Notice of Meeting/Agenda was posted on the District’s website at <https://colo-communities.org/w%2Fj-metro-district> at least 24-hours prior to the meeting. Pursuant to House Bill 19-1087, codified in Section 24-6-402 C.R.S. as the designated posting location for notices of public meetings (regular, special and study sessions), adopted August 27, 2019.