

**WILLOW BROOK METROPOLITAN DISTRICT  
REGULAR MEETING AGENDA**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
C. Randel Lewis	President	May 2027
EJ Olbright	Vice President	May 2027
Jim Hahn	Secretary/Treasurer	May 2027
Carl Oppedahl	Director	May 2029
Blake Shutler	Director	May 2029

**DATE: Friday, April 17, 2026**  
**TIME: 2:00 PM**  
**PLACE: VIRTUAL AND IN-PERSON MEETING AT  
THE GATE HOUSE, 524 Ruby Road, Silverthorne, Colorado**

***Join Zoom Meeting***

<https://us06web.zoom.us/j/85261349167?pwd=c0mVb8eWm8NVpSt0l5PPeajE0sXb4l.1>

**Meeting ID: 852 6134 9167**

**Passcode: 171673**

***One tap mobile***

**+17207072699,,85261349167# US (Denver)**

**+17193594580,,85261349167# US**

**FOR THOSE CALLING IN, PLEASE PRESS \*6 TO MUTE/UNMUTE YOUR PHONE**

**DISTRICT INFORMATION AND PUBLIC DOCUMENTS ARE POSTED  
ON THE DISTRICT'S WEBSITE AT: [willowbrookmetro.org](http://willowbrookmetro.org)**

- I. ADMINISTRATIVE MATTERS:
  - a. Call to Order
  - b. Present Disclosures of Potential Conflicts of Interest
  - c. Solicit Public Comment (for non-agenda items – 3-minute time limit)
  - d. Approval of Agenda
  - e. Review and Approve Minutes of February 20, 2026, Regular Meeting (enclosure)
- II. RESIDENT COMMUNICATION ITEMS:
- III. FINANCIAL/MANAGEMENT ITEMS:
  - a. Review Financial Statements and Cash Position (enclosures)
  - b. Review and Ratify and/or Approve Claims (enclosure)
- IV. RROA MATTERS:
  - a. Horses at Ruby Ranch
  - b. Planning for Potential Water Shortages This Summer
  - c. Barn Study - Update

- V. PROJECT UPDATES:
  - a. Update Well 3R
  - b. Water Line Leak – Update
  - c. Ditch Measurement Requirements Update
  
- VI. WATER OPERATIONS:
  - a. Monthly Operator’s Report
  
- VII. RANCH OPERATIONS:
  - a. Operations Report
  
- VIII. DIRECTORS’ ITEMS:
  - a. Ranch Manager Recruiting Update
    - a. Introduction of new ranch manager
    - b. Approval of employment contract
    - c. Integration plans
  - b. Review of Current Water Usage Regulations (pools, outdoor watering)
    - a. Discussion of other potential rule changes
  - c. Car Tag Reader (Deferred Item) – Oppedahl (enclosure)
  - d. Gate access control system improvement - Oppedahl
  - e. Update - Leach field at Lot 2 - Shutler
  - f. Access to correspondence files – Oppedahl
  - g. Horse Owner Boarding Agreement – Revised Draft (enclosures)
  - h. Update – Stewardship related activities (enclosures)
  - i. Reserve Funds – discuss use of reserve in Road Fund
  - j. Discussion of new construction related items –
    - a. Deposit amounts
    - b. Driveway location
    - c. Water line location
    - d. Excavation issues
    - e. Protection of roads and drainage
    - f. Parking issues
    - g. Other items
  - k. 2026 Haying plans.
  - l. Discussion of WBMD link to RROA information – Oppedahl / Harris (enclosures)
  - m. Reschedule Annual meeting
  
- IX. ADJOURNMENT:

The next regular meeting of the Board of Directors of the Willow Brook Metropolitan District is scheduled to be held on June 19, 2026.