



**MINUTES OF CONTINUED MEETINGS
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3
JUNE 18, 2013 AT 10:30 A.M.**

Pursuant to posted notice, the continued meetings of the Boards of Directors of the Woodmen Heights Metropolitan District Nos. 1, 2 and 3 were held on Tuesday, June 18, 2013 at 10:30 a.m., at 102 E. Pikes Peak Avenue, Suite 200, Colorado Springs, CO 80903.

In attendance were Directors:

Lindsay J. Case, President
Les Krohnfeldt, Vice President
Randle Case II, Assistant Secretary

Also in attendance were:

K. Sean Allen, Esq., White, Bear &
Ankele P.C. (by phone)
Terry Schooler, Schooler & Associates
Lori VonFeldt, Schooler & Associates
Bryan Long

Scott Hente, Assistant Secretary, and James Morley, Secretary/Treasurer were absent and excused.

Combined Meetings:

The districts are meeting in a combined board meeting. Unless otherwise noted below, the matters set forth below shall be deemed to be the action of Woodmen Heights Metropolitan District No. 1 (“District”, “District 1” or the “Board”) with concurrence by Woodmen Heights Metropolitan District No. 2 (“District 2”) and Woodmen Heights Metropolitan District No. 3 (“District 3”).

1. Call to Order:

Director Lindsay Case called the meeting to order at 10:36 a.m.

2. Declaration of Quorum/Director Qualifications/Disclosure Matters:

Director Lindsay Case indicated that a quorum of the Board was present.

3. Operation and Maintenance issues-

Mr. Schooler stated that based on discussion from the last meeting he took a different approach on the 2013 Budget and projected revenues. Mr. Schooler reminded the Board that monthly the District gets property tax revenue collected by the County from taxable properties in the Districts, but the majority of the annual property tax revenue is collected in February, April and June. Mr. Schooler said that the Board could authorize a certain amount from the budget this year of \$30K to KF-103 for their landscape maintenance. The Board briefly discussed the maintenance in Forest Meadows and decided to table the discussion for now since the Forest Meadows HOA is maintaining their landscaping. Director Randle Case II suggested negotiating another year of park maintenance with KF-103. Mr. Allen stated that the existing 5-year park maintenance agreement could be amended to extend the annual maintenance provided by KF-103 for an additional term with a commitment from the District to pay a certain amount from available cash flow in the current budget (ex. \$30k-\$40K) and a not to exceed total annual amount of \$50K towards park maintenance (with the difference of \$10k to \$20K to be repaid being added to the Tier reimbursement structure)The Board briefly talked about putting

together a map that will show the areas the District will be responsible for maintaining and posting it to the website and if future developers want coverage they can come to the Board to lobby for it. Director Krohnfeldt motioned to authorize the 2013 expenditure of \$40K in available District funds toward the 2013 Cumbre Vista landscape maintenance costs with a total 2013 park maintenance expenditure cap of \$50K. The difference of \$10K, if incurred by KF-103 for park maintenance, would be added to Tier 1A as a future reimbursement from the District for 2013 park maintenance costs. The motion was seconded by Randle Case II. Motion passed.

Director Randle Case II motioned to approve the payment to M&S Civil Consultants as well as the current July invoices seconded by Director Krohnfeldt. Motion passed.

4. IGA:

Mr. Allen indicated that he received the June 14th version of the IGA and stated that the City is requiring the creation and imposition of additional fees separate and exclusive from the District's existing \$5,500 platting fee. The City is requiring an approximately \$1,400/acre fee for two parks and a \$700/fee for the Marksheffel Bridge on land that is to be platted within the District. Mr. Schooler said that the additional fees have become necessary because the Bond construction funds have all been spent and the City imposed mill levy limitations and delayed assessed valuation growth has resulted in the Districts not having any construction funds available.

The Board agreed not to meet in July because of the holiday.

5. Adjournment: The continued meeting adjourned at 11:56 a.m.

Regular meetings will be held on Wednesday, August 7, 2013 at 9:00 a.m.

Respectfully Submitted,

Terry E. Schooler, Manager