



**MINUTES OF REGULAR MEETINGS  
OF THE BOARDS OF DIRECTORS OF THE  
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3  
OCTOBER 1, 2014 AT 9:00 A.M.**

Pursuant to posted notice, the joint meeting of the Boards of Directors of the Woodmen Heights Metropolitan District Nos. 1, 2 and 3 was held on Wednesday, October 1, 2014 at 9:00 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/Treasurer  
Randle Case II, Assistant Secretary  
Scott Hente, Assistant Secretary  
James Morley, Secretary

Also in attendance were:

K. Sean Allen, Esq., White, Bear &  
Ankele P.C. (by phone)  
Terry Schooler, Schooler & Associates  
Lori VonFeldt  
Bryan Long  
Virgil Sanchez  
Dave Mersman  
Liz Rockwell, Design Collaborative  
Aaron Egbert, City Staff  
Liz Klein, Kiowa Engineering  
Ross Clinger

Combined Meeting:

The Boards of Directors of the Districts have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

1. Call to Order:

Director Lindsay Case called the meeting to order at 9:10 a.m.

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

Director Lindsay Case indicated that a quorum of the Boards was present, and stated that each Director has been qualified as an eligible elector of the Districts pursuant to Colorado law. The Directors confirmed their qualification. Ms. VonFeldt noted that the Directors' disclosures of their potential conflicts of interest were filed pursuant to state law for the meeting, and were made part of the official minutes of the meeting by reference. The Boards determined that participation by the directors with potential conflicts of interest was necessary to obtain a quorum or otherwise enable lawful action to occur.

3. Approval of

the Agenda: The agenda was approved.

4. Approval of

the minutes: Director Hente moved to approve June 11, 2014 minutes seconded by Director Krohnfeldt. Motion passed.

5. City/District Intergovernmental Agreement (benefited service area and fair and equitable participation):

Mr. Schooler stated that City staff is hopeful that it will be able to finalize and implement the agreement relative to fair and equitable participation by the benefited service area. It was noted that it has been about two and a half years in production.

6. Series 2012 "C" Cost Certification, City Consent to C Bond Status, Series C Bond Resolution Approval:

Mr. Schooler suggested that the Board authorize a partial closing of the C Bonds, but Director Morley indicated that he would be able to have his documents submitted before the next meeting so that the C bonds could be issued at one time.

7. Pond 3 Recreational Design:

Mr. Sanchez introduced Ms. Rockwell, Mr. Egbert, and Ms. Klein stating that they have been working on a recreational design for the Pond 3 park and are attending the District meeting to present three different scenarios to the Board. Mr. Schooler indicated that the park area they are designing is part of the additional City required fees (\$2,200/acre) the District has been collecting per agreement with the City and the improvements were never defined. Mr. Egbert explained that the City is building Pond 6, but will only have about \$400,000 of the \$2M left for Pond 3 and the water quality components of Pond 3 have changed. Mr. Egbert said that there are not enough wetlands and they are trying to balance that out with the design to avoid creating problems for the District in the future and are seeking District input due to the Districts' anticipated future maintenance of the park. Director Krohnfeldt expressed concern regarding the water quality issues because it is causing problems with development and Mr. Egbert indicated that they were also working on trying to get certain projects grandfathered in since the policies keep changing. Mr. Sanchez stated that the master plan was recently amended with additional residential ground, which changed the water quality and park situation. Mr. Sanchez then presented all three pond/park scenarios to the Board. The Board talked at length about which design would most be beneficial to the Districts and there was concern regarding the amount of wetlands that would be needed for all development in the area and not just Pond 3. The Board tabled further discussion regarding the pond/park design until an extended grading plan could be presented as well as future park and wetland obligations of the Districts.

8. District Manager Report:

a. Market Status of Ground or Developers-

Director Morley said that he is out of developed lots and the City is holding him back from more development because of a drainage system that is being installed. Director Krohnfeldt confirmed that it has been difficult working with the City lately relative to development in the area.

b. Spring Ranch GID Funding Status –

There was no discussion.

9. Financial Statement and Payables:

a. 2015 Preliminary Budget Discussion-

The Board briefly discussed the draft 2015 Budget and estimated there may be approximately 50 acres platted next year with 200 Building Permits for residential.

- b. Approval of Invoices-  
Director Morley moved to approve the invoices seconded by Director Randle Case II. Motion passed unanimously.
- c. District Facility Fee/Permit Status/Delinquent Accounts-  
There was no discussion.

10. Public Comment (on items not already on the agenda):

There was no public comment.

11. Executive Session Section 24-6-402(4)(b) and (e):

There was no Executive Session.

12. Other Business:

A continued meeting was scheduled for Wednesday, October 22, 2014 at 9:00 a.m., if needed. The next regular meeting will be Wednesday, November 5, 2014 at 9:00 a.m./Budget Hearing.

13. Adjournment: The meeting was adjourned at: 10:30 a.m.

Respectfully Submitted,

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Terry E. Schooler, Manager