



**MINUTES OF REGULAR MEETINGS
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3
JUNE 3, 2020 AT 1:00 P.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, June 3, 2020 at 1:00 p.m., at 102 E. Pikes Peak Avenue, Suite 200, Colorado Springs, Colorado and via video and telephone conference.

In attendance were Directors:

- *Lindsay J. Case, President
- *Les Krohnfeldt, Vice President/Treasurer
- James Morley, Secretary
- *Randle W. Case II, Asst. Secretary

Also in attendance were:

Kevin Walker, WSDM
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron
Dave Mersman

*= Present at 102 E. Pikes Peak Avenue, Suite 200, Colorado Springs, CO.

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:

The meeting was called to order at 1:00 p.m. by Director Krohnfeldt.

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

Director Krohnfeldt 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. Mr. Allen advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Walker reported that disclosures for those

directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Allen inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

3. Approval of the Agenda: The Board approved the Agenda.
4. Approval of the May 6, 2020 Minutes: Director Morley moved to approve the May 6, 2020 Minutes; seconded by Director Case II. Motion passed unanimously.
5. District Manager Report:
 - a. Sale of Ski Lane ROW parcel to Challenger: Mr. Walker reported that Challenger has agreed to the \$10,000 offer and they are just waiting on the final paperwork.
 - b. Fire District exclusions: Mr. Walker reported there was a meeting last month with the HOA representatives from Fire Boards, so this is moving forward.
 - c. Policy development for commercial development sharing of maintenance mill levies: There was nothing new to report.
 - d. Pond maintenance on Woodmen Road MD parcel south of Woodmen Road: Mr. Walker reported they have been working on design drawings and they are awaiting final documents. Mr. Allen will be working on the agreements between Woodmen Road Metropolitan District and Woodmen Heights Metropolitan District.
 - e. Director parcels: Mr. Walker reported that parcels Nos. 1 and 3 under the control of All Pro and they should be platting this Summer. The agreement is to have the surrounding parcels that are open space given to the Metro District for maintenance. The Director parcels will not be given to the District and will be owned by a separate entity. Mr. Walker noted they will need to transfer the contracts to that entity. He explained they are still looking for a parcel for District No. 2, but Challenger will likely have a parcel for that.
 - f. Marksheffel/Sand Creek crossing progress: Mr. Walker reported they are still moving forward and last he heard they are working towards a September 2020 completion date.
 - g. Exclusion research: Mr. Walker reported he has been working with Aspen View to clarify one of their exclusions to be processed in the next couple of months. Mr. Allen noted that in order for the exclusion to be recorded in 2020 taxes, it would have needed to be complete by May 2020, so we are now looking at a May 2021 deadline and they will have to pay the taxes for 2020.
6. Financial:
 - a. Financial Statement and Payables: Mr. Walker noted the bond and operations tax levies that normally come in May are down about 30% due to the delay and extension the Treasurer has given to pay taxes. Mr. Walker believes they will catch up by the end of the year. Director Case II moved to approve the Payables as presented; seconded by Director Krohnfeldt. Motion passed unanimously.

Director Case II asked how the relationships with the Owners Associations in the neighborhoods are going and what kind of activities are they concerned about. Mr. Walker explained he gets communication primarily about a dead tree or problems with the park or similar issues. It is usually a notification about landscaping or missing maintenance such as an irrigation head. Mr. Walker noted that 2 of the HOA's are proposing purchasing trees to place in their local parks. Forest Meadows HOA would like to make improvements to their entrance. Mr. Walker said that he communicates with them that the District will not pay for the capital expenses or irrigation upgrades but would take over maintenance once there is a warranty period for trees. Mr. Walker also noted calls regarding graffiti in the area. Director Case II asked Mr. Walker if there was any interest with the HOA members to join the Metro District Board. Mr. Walker confirmed there are a few people that would be good board member candidates.

7. Public Comment: Director Morley said that Mr. Bishop told him they may have a refinance presentation for the Board as soon as next week.

Mr. Mersman discussed developer updates and said that the Cumbre Vista project is going well and activity is strong. Mr. Mersman noted that Mr. Walker gave a presentation a few weeks ago and did a great job summarizing some of the issues related to the dual fire districts and the problems created. Mr. Mersman applauded Mr. Walker's effort in leading this.

Director Krohnfeldt discussed development updates in Shiloh Mesa and noted things are progressing well. The enclave project is scheduled for platting next week and they should start construction on the townhomes in 60 days. The commercial continues to move along with at least 4 active contracts. The Church construction of the addition is well underway as well.

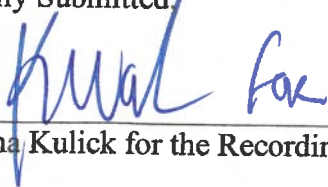
Director Morley confirmed he signed his Oath of Office and President Case indicated he will be signing his as well after expressing concerns with signing it digitally. President Case confirmed with Mr. Allen that he signed the PILOT amendment.

8. Other Business:

Next Regular Meeting Date – Scheduled for July 1, 2020 at 1:00 P.M.: The Board discussed holding an in-person meeting if needed for Mr. Bishop to present to the Board on the options of refinancing.

9. Adjournment: The Board adjourned the meeting at 1:40 P.M.

Respectfully Submitted,



By: Kristina Kulick for the Recording Secretary