



WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Special Board Meeting

Wednesday, July 26, 2023 – 1:00 p.m.

- VIRTUAL ONLY -

<https://video.cloudoffice.avaya.com/join/048510349>

United States: [+1 \(213\) 463-4500](tel:+12134634500)

Access Code: 048-510-349

Woodmen Heights Metropolitan District No. 1 & No. 3

Board of Director	Title	Term
Les Krohnfeldt	President	May 2025
Randle W Case II	Vice-President/ Treasurer	May 2027
Jim Morely	Secretary	May 2027 (appointment to May 2025)
Kyle Geditz	Assistant Secretary	May 2025
Jack Amberg	Assistant Secretary	May 2027 (appointment to May 2025)

Woodmen Heights Metropolitan District No. 2

Board of Director	Title	Term
Les Krohnfeldt	President	May 2025
Randle W Case II	Vice-President/ Treasurer	May 2027
Kyle Geditz	Secretary	May 2027 (appointment to May 2025)
Jack Amberg	Assistant Secretary	May 2025
Jim Morely	Assistant Secretary	May 2027 (appointment to May 2025)

AGENDA

1. Call to order
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of the May 9, 2023, Joint Meeting Minutes (enclosure)
5. Financial Matters
 - a. Review and consider approval of 2022 Audit and Presentation (under separate cover)
 - b. Consider Approval of Unaudited Financial Statements as of June 30, 2023 (under separate cover)
 - c. Ratify Approval of Payables through July 26, 2023 (enclosure)
6. District Manager Report
 - a. Aspen Meadows Park Update and Review
 - b. D-20 School site discussion
 - c. Concrete fence repairs Cumbre Vista
 - d. Little Library Discussion
7. Development Updates
8. Public Comment (for items not already on the agenda)

9. Legal Matters

- a. Consider approval of acceptance of the East Park land totaling 20.1 acres and authorizing the District officers to take appropriate actions to allow this parkland to be dedicated to District No. 2

10. Adjourn:

- a. Next Meeting Date – next scheduled meeting for August 2, 2023, at 1:00 PM

NOTICE OF SPECIAL MEETINGS

NOTICE IS HEREBY GIVEN That the Boards of Directors of **WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3**, City of Colorado Springs, County of El Paso, State of Colorado, will hold a special meetings at 1:30 p.m. on Tuesday, the 9th day of May 2023 at 119 N. Wahsatch Ave, in Colorado Springs, Colorado, and via tele/videoconference <https://video.cloudoffice.avaya.com/join/048510349> or dial [+1 \(213\) 463-4500](tel:+12134634500) **Access Code:** 048-510-349 for the purpose of conducting such business as may come before the Boards including the business on the attached agenda. Regular joint meetings for 2022 are on the first Wednesday of every month at 119 N. Wahsatch Ave, in Colorado Springs, Colorado, and via televideo conference so long as there is business to conduct. The regular meetings may be canceled. Please call (719) 447-1777 for meeting confirmation and information. The meeting is open to the public.

BY ORDER OF THE BOARDS OF DIRECTORS: WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3





**MINUTES OF REGULAR MEETINGS
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3
MAY 9, 2023 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, May 9, 2023, at 1:00 p.m., at 119 Wahsatch Avenue, Colorado Springs, Colorado 80903, and via video teleconference.

In attendance were Directors:

Les Krohnfeldt, President
James Morley, Secretary (Excused)
Randle W. Case II, Vice President/Treasurer
Jack Amberg, Asst. Secretary
Kyle Geditz, Asst. Secretary (Excused)

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron
Kevin Walker, WSDM
Rebecca Harris, WSDM
Jak Pattamasaevi, WSDM

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 PM by President Krohnfeldt.
2. Declaration of Quorum/Director Qualifications/Disclosure Matters: President 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 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. Oath of Affirmation: Ms. Harris confirmed the Oath of Affirmation was properly filed for Director Case II.
4. Appointment of Vacancies
The Boards discuss that vacancies were not filled by any interested tax paying elector/resident via the May 2023 director election.
 - a. Appoint Jim Morley to Vacant positions on District No. 1, 2, & 3: President Krohnfeldt moved to appoint Jim Morley to vacant positions on Districts 1 & 3; seconded by Director Case II. Motion passed unanimously. Director Amberg moved to appoint Jim Morley to District No. 2; seconded by President Krohnfeldt. Motion passed unanimously.
 - b. Appoint Kyle Geditz to Vacant position on District No. 2: Director Amberg moved to appoint Kyle Geditz to vacant position on District No. 2; seconded by Director Case II. Motion passed unanimously.
 - c. Appoint Jack Amberg to Vacant positions on District No. 1 & 3: Director Case II moved to appoint Jack Amberg to vacant positions on Districts 1 & 3; seconded by President Krohnfeldt. Motion passed unanimously.
5. Appointment of Officers: Director Case II moved to keep the officer positions the same for simplicity; seconded by Director Amberg. Motion passed unanimously.
6. Approval of the Agenda: Director Amberg moved to approve the Agenda as presented; seconded by Director Case II. Motion passed unanimously.
7. Approval of the April 5, 2023 Joint Meeting Minutes: After review, Director Amberg moved to approve the April 5, 2023 Joint Meeting Minutes; seconded by Director Case II. Motion passed unanimously.
8. District Manager Report
 - a. Aspen Meadows Park Update and Review: Mr. Walker reported they are gathering the necessary documents and getting ready to bid the project. Director Amberg moved to accept the Park and record the deed if it meets legal counsel and district management approval; seconded by Director Case II. Motion passed unanimously.
 - b. D-20 School Site Discussion: Mr. Walker reported that D-20 has a new Superintendent so he will reach out and start the discussion with the new staff.
 - c. Concrete Fence Repairs Cumbre Vista: Ms. Harris noted there is an additional repair scheduled in the northwest corner of the subdivision. The current retaining wall does not have drainage and will be included in a proposal for repair as well.
 - d. Review Playground Inspection Reports: Ms. Harris provided a review of the Playground Inspection Reports. She will get proposals for the items listed as a hazard 3 priority that include missing hardware or sharp edges and cracked curbs. Hazard 2 priority items are mulch and paint repairs.
 - e. Mr. Walker noted that Premier Homes is interested in giving the District the open space along Woodmen Road now that their project is complete.

- f. Mr. Walker discussed the maintenance issue regarding water being pumped across the sidewalk in Forest Meadows. The City has been notified and an engineer is working to investigate.
 - g. Mr. Walker and Ms. Harris discussed the issue regarding the maintenance of the perimeter fence in Shiloh Mesa. The development plat does not indicate that the District would be responsible for fence maintenance, so the Board decided against taking over maintenance at that time. The Board discussed that this may be an HOA issue.
 - h. Mr. Walker noted he is waiting on documentation from Public Works regarding Marksheffel Road.
9. Development Updates: Ms. Harris noted they have been getting more buck slips, so it seems as though construction is starting up.
10. Public Comment: There was no public comment.
11. Legal Matters: There was no discussion.
12. Financial Matters
- a. Consider Approval of Unaudited Financial Statements: Ms. Harris presented the Unaudited Financial Statements. After review, Director Amberg moved to approve the Unaudited Financial Statements as presented; seconded by Director Case II. Motion passed unanimously.
 - b. Ratify Approval of Payables through May 9, 2023: Ms. Harris presented the Payables through May 9, 2023. Director Amberg moved to ratify the Payables through May 9, 2023; seconded by Director Case II. Motion passed unanimously.
 - c. Discuss Safety Loss and Prevention Grants: Ms. Harris discussed potential grant funds for park safety and inspections for the District.
13. Adjourn: The Board unanimously adjourned the meeting at 1:30 PM.
- a. Next Regular Meeting Date – Scheduled for June 7, 2023, to review 2022 Audit.

Respectfully Submitted,

By: Recording Secretary



Woodmen Heights Metropolitan District #1
GENERAL FUND ACCOUNT

7/26/2023

Company	Invoice	Date	Amount	Comments
White Bear Ankele Tanka Waldron	29067	6/30/2023	\$ 858.46	
WSDM District Managers	7496	6/30/2023	\$ 1,250.00	

Woodmen Heights Metropolitan District, Director

\$ 2,108.46

Woodmen Heights Metropolitan District #2
GENERAL FUND ACCOUNT

7/26/2023

Company	Invoice	Date	Amount	Comments
Randy Case	72623	7/26/2023	\$ 100.00	
Les Krohnfeldt	72623	7/26/2023	\$ 100.00	
Kyle Geditz	72623	7/26/2023	\$ 100.00	
Jim Morley	72623	7/26/2023	\$ 100.00	
Jack Ambergg	72623	7/26/2023	\$ 100.00	
City of Colorado Springs	CCSVarios 7/23	7/11/2023	\$ 1,431.00	
Colorado Springs Utilities	7623	7/6/2023	\$ 10,679.09	Set Up for Autopay
Kimley Horn	196013000-0623	6/30/2023	\$ 4,370.00	
Weisburg Landscape Maintenance	51024	6/30/2023	\$ 182.50	
Weisburg Landscape Maintenance	51038	6/30/2023	\$ 668.50	
Weisburg Landscape Maintenance	51039	6/30/2023	\$ 132.00	
Weisburg Landscape Maintenance	51040	6/30/2023	\$ 164.00	
Weisburg Landscape Maintenance	51044	6/30/2023	\$ 464.50	
Weisburg Landscape Maintenance	51045	6/360/23	\$ 233.50	
Weisburg Landscape Maintenance	51104	7/12/2023	\$ 140.00	
Weisburg Landscape Maintenance	51105	7/12/2023	\$ 399.00	
Weisburg Landscape Maintenance	51153	7/31/2023	\$ 8,876.00	
Weisburg Landscape Maintenance	51154	7/31/2023	\$ 1,780.00	
White Bear Ankele Tanka Waldron	29099	6/30/2023	\$ 614.90	
WSDM District Managers	7497	6/30/2023	\$ 10,000.00	
TOTAL			\$ 40,634.99	

BOND FUND ACCOUNT

Company	Date	Amount	Comments
El Paso County Taxes: DISTRICT 2	7/10/2023	\$ 776,166.12	
El Paso County Taxes: DISTRICT 3	7/10/2023	\$ 21,241.53	
TOTAL		\$ 797,407.65	
			Woodmen Heights Metropolitan District, Director
			\$ 838,042.64

Woodmen Heights Metropolitan District #3
GENERAL FUND ACCOUNT

7/26/2023

Company	Invoice	Date	Amount	Comments
White Bear Ankele Tanka Waldron	29100	6/30/2023	\$ 637.96	
WSDM District Managers	7498	6/30/2023	\$ 1,430.00	
TOTAL			\$ 2,067.96	

Woodmen Heights Metropolitan District, Director

\$ 2,067.96