



**MINUTES OF REGULAR MEETINGS
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3
JUNE 5, 2019 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 5, 2019 at 1:00 p.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
James Morley, Secretary
Kyle Geditz, Asst. Secretary

Also in attendance were:

K. Sean Allen, Esq., White Bear (by phone)
Josephus Le Roux, BiggsKofford
Braden Hammond, BiggsKofford
Kevin Walker, WSDM
Lori VonFeldt, WSDM
Kristina Kulick, WSDM
Bryan Long

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:

President Lindsay Case called the meeting to order at 1:05 p.m. Director Randle Case was absent and excused.

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

President 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. Mr. Allen advised the Boards that,

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pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. VonFeldt 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 Board to act.

3. Approval of the Agenda:

Director Geditz moved to approve the agenda; seconded by Director Krohnfeldt. Motion passed unanimously.

4. Approval of the Minutes:

Director Morley stated that he was still adamantly opposed to the park funds and wanted it to be clarified in the minutes that he is opposed to using park funds for projects. Director Krohnfeldt moved to approve the March 6, 2019 minutes with that addition; seconded by Director Geditz. Motion passed unanimously.

5. 2018 Audit Presentation: BiggsKofford:

Mr. Hammond presented the Audit to the Board and noted that upon receipt of the legal representation letter and confirmation letters, they will be issuing a clean opinion. The Board discussed the District's debt. Mr. Hammond noted the property taxes the District received increased, and the recovery was down from last year. The Board discussed that the \$430,000 in revenue growth was due to the number of houses that were sold in the year of 2016. Mr. Le Roux noted that tax collection will also increase and get the District closer to the \$3 Million per year moving forward. Mr. Walker noted there was a reduction in the assessed valuation, but not as much as projected. Mr. Hammond noted the journal entries that were posted in the audit and that all entries were booked and reflected in the Financials. Director Geditz moved to approve the 2018 audit as presented and authorized BiggsKofford to file the audit by the deadline; seconded by Director Krohnfeldt. Motion passed unanimously.

6. District Manager Report:

- a. Marksheffel Rd Extension Status and Sand Creek Improvement Cost –
Mr. Walker noted there is a meeting scheduled June 11th at 10:00 a.m. with the City to discuss bids and the current situation. He is hoping to have more information after the meeting.
- b. Quail Brush Creek Update –
Mr. Walker reported that they have taken over maintenance at Quail Brush Creek per the Board's motion at the March meeting. The District has not received ownership of the parcels yet because their HOA requires a 2/3 vote. He noted that we are working with them in good faith.

- c. Sorpresa Lane –
Mr. Walker explained that this is the small piece of property that Keller wants to give to the District to maintain that the Board agreed to. The transfer has not been done yet, but we have made an inquiry to the City to see if we can plat and give it to the City for them to maintain. Mr. Walker explained the location of the lot and that it was platted as a tract and it is currently being used as a public road. The Board agreed to revisit this item at the next meeting..

- d. Market Status of Ground or Developers –
Mr. Walker reported that the Circle K on the SW corner of Black Forest and Marksheffel has recorded their plat and paid the fee. He noted that on the SE corner is another convenience store, Maverick, and they have purchased the property without a plat. Mr. Walker said the liquor store on the SE corner of Marksheffel and Woodmen is in permanent delay, and they are not going forward. Director Krohnfeldt said that Mr. Ruble in his office has it listed, and he said that the buyer won't close on the property, so the seller told them they were done with the deal. The Board discussed activity as far as selling houses with Challenger and Keller homes, and the projected revenue the District will receive. The Board discussed waiting on Aspen View to solve their issues with their piece of land and District 49. Director Morley noted his lots are sold out. He discussed that they are building a charter school that is privately financed on Challenger's piece north of Cowpoke. The Board asked about the parcels that are not included in the District, and President Case suggested sending a letter to notify the people who are within the service area. Director Morley discussed 130 long, ranch style 90 feet by 110 feet lots that were platted in the 1960s that do not have water and sewer. He explained that he could only purchase 107 of them and the 23 remaining that are not available for purchase are all mixed in. There would be no way to move forward unless everyone wants to sell.

7. Financial Statement and Payables:

- a. Financial Statement and Payables: Ms. VonFeldt presented the Financials and noted they are still waiting on invoices, so she will need to do another draw this month for landscaping, City of Colorado Springs for water, and legal counsel's invoice. Director Morley moved to approve the financial statements and payables; seconded by Director Geditz. Motion passed unanimously.

8. Public Comment:

There was no public comment.

9. Other Business:

- a. Next Regular Meeting Date: Director Geditz moved to cancel the July meeting and meet in August if needed; seconded by Director Morley. Motion passed unanimously.

10. Adjournment:

The meeting was adjourned at 1:50 p.m.

Respectfully Submitted,

By: Kristina Kulick for the Recording Secretary