



**MINUTES OF REGULAR MEETINGS  
OF THE BOARDS OF DIRECTORS OF THE  
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3  
SEPTEMBER 2, 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, September 2, 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 Case, President\*  
Les Krohnfeldt, Vice President/Treasurer\*  
Randle W. Case II, Asst. Secretary\*  
James Morley, Secretary  
Kyle Geditz, Asst. Secretary\*

Also in attendance were:

Kevin Walker, WSDM\*  
Stacy Busche, WSDM\*  
Bryan Long\*  
Mike Trimboley, Shiloh Mesa  
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron  
Kyle Thomas, DA Davidson

\*= 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:

*Walker Schooler District Managers*  
614 N. Tejon St., Colorado Springs, CO 80903  
(719) 447-1777 [www.wsdistricts.co](http://www.wsdistricts.co)

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: Director Geditz moved to approve the Agenda; seconded by Director Krohnfeldt. Motion passed unanimously.
4. Approval of the August 5, 2020 Minutes: Director Case II moved to approve the August 5, 2020 Minutes; seconded by Director Krohnfeldt. Motion passed unanimously.
5. Review of status of refinance of Woodmen Heights bonds – DA Davidson
  - a. Reauthorize DA Davidson Engagement to District 2
  - b. Ratify hire of Municipal Advisor North Slope Capital

Mr. Thomas explained they have been working with the City to get the bond issuance reviewed and approved by City Council. The final resolution will be on the City Council's agenda at their next meeting. The Metro Study report is currently underway looking at projected development in the District over the next 5 to 10 years. Mr. Walker explained he is working with Mr. Allen to have the inclusions and exclusions prepared before the new bond is issued. Mr. Walker asked Mr. Allen to provide President Case with a written summary explaining why District No. 2 is the issuing district.

Director Morley moved to authorize the appropriate officer to amend the District's engagement with DA Davidson to District 2, and to ratify the hire of Municipal Advisor North Slope Capital; seconded by Director Geditz. Motion passed unanimously.

6. District Manager Report:
  - a. Future of District 1: Mr. Walker discussed the future of District No. 1 now that District No. 2 will be issuing bonds, and the possibility of dissolving it. Mr. Walker and Mr. Allen will present more information on this topic during the budget hearings and after completion of the refinance. Director Case II discussed the initial design of the three districts was set up to protect the commercial and residential from the differences in needs and ordinances. He also expressed concerns with having to redo the budgets for each district. Mr. Allen explained that District No. 1 still has the purpose and role as the operating district coordinating the services for the community, even if it no longer has the purpose of financing infrastructure. District No. 2 issuing debt does not remove the

operating role from District No. 1. Mr. Allen confirmed there is no need to dissolve District No. 1 at this time.

- b. Marksheffel/Sand Creek crossing progress: Mr. Walker reported on the sand creek crossing progress and showed photos of the new box culvert.
- c. Park Design: Mr. Walker discussed the 9-acre park site and how they hired Kinley Horn to do design work to determine what is developable there. Mr. Walker suggested a dog park, a biking trail that goes down to the pond area to compensate for the changes in elevation there and do turf in the upper area. Mr. Trimble offered his input and noted that in 2018, there were requests for a children's play area.

Mr. Walker discussed that Woodmen Heights Commercial has been designing a pond on the Woodmen Road Metro District's property to the south of Woodmen Road where their wetlands are with the possibility of using it as their drainage facility. He noted they have had some issues with the City, so the future of the project is unknown.

7. Developer Updates: Director Morley discussed that he has had difficulty getting permits approved for development in Sterling Ranch. He reported that the water system is done and sewer system and lift station are almost completely built. Lots are built and they sold for an average of \$100,000 more, so the market is better than it has ever been. Director Geditz discussed commercial development and noted a few deals are under contract and are scheduled to close in the next few months.
8. Public Comment: Mr. Trimble asked where they are at in the handover process between Aspen View and the Metro District. Mr. Walker explained what the Metro District has already taken over from Aspen View. He explained the developer must get the assurances accepted by the City before the District can accept the deed and maintenance. This has already occurred in Filings 1 and a portion of Filing 2. There is still an area under construction that has not had assurances accepted, so is still under Aspen View's responsibility.

Director Geditz discussed his house in Forest Meadow Filing 4 that adjoins the small grassy area by the mailboxes. He expressed concerns with large amounts of dog waste in the area and asked if they could put up a sign or something to help with the problem. Mr. Walker said he will investigate the issue.

9. Other Business
  - a. Consider Approval of Financial Statements and Payables: Director Geditz moved to ratify the financial statements and payables; seconded by Director Morley. Motion passed unanimously.
  - b. Possible Special Meeting date for exclusions and inclusions: Mr. Walker explained they may need to hold a special meeting for the exclusions and inclusions before the bond issuance. The Board scheduled a special meeting for September 16, 2020 at 2:00 p.m.
  - c. Next Regular Meeting Date – Scheduled for October 7, 2020 at 1:00 P.M.
10. Adjournment: The Board adjourned the meeting at 1:43 p.m.

Respectfully Submitted,

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By: Kristina Kulick for the Recording Secretary