



**MINUTES OF SPECIAL MEETINGS
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3
FEBRUARY 3, 2021 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 Tuesday, February 3, 2021 at 1:00 p.m., at 119 N. Wahsatch Avenue, 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
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron

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 President Case.

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, 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: Motion By Director Krohnfeldt and second by Director R Case to approve the minutes. Motion passed unanimously
4. Approval of December 14, 2020 Meeting Minutes: Motion By Director Krohnfeldt and second by Director R Case to approve the minutes. Motion passed unanimously
5. District Manager Report:
 - a. Review of State filings – Mill Levy Certificate, Budget, Map, transparency notice – Mr. Walker updated the Board on the status of the filings for the District
 - b. Authorize Board Officers to execute land sale and acceptance documents
 - i. Tracts in Woodmen Heights Commercial Center Fil No. 2 - Motion By Director Krohnfeldt and second by Director R Case to approve the minutes. Motion passed unanimously
 - ii. Black Forest Road expansion sales and easements - Motion By Director Krohnfeldt and second by Director R Case to approve the minutes. Motion passed unanimously
 - iii. Quail Brush tracts to District - Motion By Director Krohnfeldt and second by Director R Case to approve the minutes. Motion passed unanimously
 - c. Park update and Review – Mr. Walker updated the Board on the plans and the finances for the park project.
 - i. 2021 projects – Mr. Walker updated the Board on the projects the Manager would be focusing on during the year including the Park construction, status of District 1, and the budget and financial books for each district.
6. Developer Updates: Director Krohnfeldt discussed the activity in the commercial markets that was heating up.
7. Public Comment: There was no public comment.
8. Other Business:
 - a. Consider Approval of Financial Statements and Payables - see attached
 - b. Next Regular Meeting Date – Scheduled for March 3, 2021 at 1:00 P.M.
9. Adjournment: The Board adjourned the meeting at 1:47 PM.

Respectfully Submitted,

By: Kristina Kulick for the Recording Secretary

Walker Schooler District Managers
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