



**MINUTES OF REGULAR MEETINGS
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3
SEPTEMBER 1, 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 Wednesday, September 1, 2021 at 1:00 p.m., at 119 Wahsatch Avenue, Colorado Springs, Colorado 80903, 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 (arrived late via phone)
Kyle Geditz, Asst. Secretary (arrived late via phone)

Also in attendance were:

Kevin Walker, WSDM
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron (via phone)

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 Lindsay Case.

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

President Lindsay 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 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 Krohnfeldt moved to approve the Agenda as presented; seconded by Director Randle Case II. Motion passed unanimously.
4. Approval of the August 4, 2021 Board Meeting Minutes: Director Krohnfeldt moved to approve the August 4, 2021 Board Meeting Minutes as presented; seconded by Director Randle Case II. Motion passed unanimously.
5. District No. 1 Hearing on Inclusion Petition; Inclusion Resolution
 - a. Jet Stream Development Parcel: Mr. Walker presented the Inclusion Petition for Jet Stream development parcel that will replace the current District No. 1. The parcel will be dedicated to the District for maintenance and will serve as the qualifying tax property. President Lindsay Case opened the public hearing. After no public comment, President Lindsay Case closed the public hearing. Director Krohnfeldt moved to approve the Inclusion Petition; seconded by Director Randle Case II. Motion passed unanimously.
6. Consider Adoption of 2020 Amended Budget for Districts 1, 2, and 3 per Audit Recommendation: Mr. Walker presented the 2020 Amended Budget for Districts 1, 2, and 3. He explained the Auditor recommended an amended budget to include corrected categories and items for bond bank service charges and bond fees, and bond issuance costs. Director Krohnfeldt moved to adopt the 2020 Amended Budget Resolution; seconded by Director Randle Case II. Director Geditz joined the meeting. Motion passed unanimously.
7. District Manager Report
 - a. Park Update and Review: Mr. Walker reported there is a meeting with the Park Board on September 9th to present the concept of the Woodmen East Park. Construction is anticipated for Spring 2022, pending approvals.
 - b. Black Forest Road Construction: Mr. Walker reported he has been working with engineers and landscape architects to move irrigation lines, but he is unsure of the construction schedule.
8. Developer Updates: President Lindsay Case reported that Tutt Road has been extended and is now out of District boundaries. Mr. Walker discussed commercial development in the southeast corner of Marksheffel and Woodmen. There will be 22 acres of residential as well as commercial. A carwash is also planned in the area. Director Randle Case II reported that he took two County Commissioners and the County Administrator on a tour of the area and noted they were dismayed at the lack of a right-in, right-out in front of the King Soopers. Director Morley joined the meeting. Director Krohnfeldt reported the Church is in the process of donating an acre of land for a 45-50 unit affordable senior living project.

9. Public Comment: There was no public comment.

10. Legal Matters:

- a. Review of 2021 legislative session and impacts on Special Districts: Mr. Walker explained the 2021 legislative session and impacts on Special Districts. Mr. Allen noted the transparency changes were positive.
- b. Consider adoption of Resolution allowing meetings to be electronic: Mr. Walker explained the new legislation allows for board meetings to be held in person as well as electronically. Director Randle Case II moved to adopt the Resolution allowing meetings electronic; seconded by Director Krohnfeldt. Motion passed unanimously.

11. Other Business

- a. Consider Approval of Unaudited Financial Statements and Payables: After review, Director Krohnfeldt moved to approve the Unaudited Financial Statements and Payables; seconded by Director Geditz. Motion passed unanimously.
- b. Next Regular Meeting Date – Scheduled for October 6, 2021 at 1:00 PM.

12. Adjournment: The Board adjourned the meeting at 1:35 PM.

Respectfully Submitted,

Kristina Kulick

By: Kristina Kulick for the Recording Secretary