



**MINUTES OF REGULAR MEETINGS
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3
OCTOBER 6, 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, October 6, 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 (Excused)

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 September 1, 2021 Board Meeting Minutes: Director Krohnfeldt moved to approve the September 1, 2021 Minutes; seconded by Director Randle Case II. Motion passed unanimously.
5. District Manager Report
 - a. Park Update and Review: Mr. Walker reported the Park Board hearing is tomorrow for the second concept approval of the park plan.
 - i. Use of Parks for Events: Mr. Walker explained there have been requests to use the existing parks for events such as a Halloween party. The District is currently adopting the City's policies for events.
 - b. Developer funding issues with Sand Creek, Marksheffel signals, other issues: Mr. Walker reported he and Director Krohnfeldt met with Aspen View to discuss ideas for funding Sand Creek. Possibilities that were discussed include creating a sub-district and charging more mills. Mr. Walker discussed there are also additional expenses associated with developing the Marksheffel signals and other issues that he wanted to bring to the Board's attention, but no action was required.
 - c. Budget process and review of fees, other budget issues: The 2022 draft budget will be distributed to the Board in the next week. The Budget Hearing must be held by December 15th. The Board scheduled the Budget Hearing to be held at the November 3, 2021 Board meeting.
 - d. Review of payment processing: Mr. Walker and the Board engaged in discussion regarding the District's processing of payments including approvals and signing of checks. Mr. Walker and the Board reviewed the implementation of Bill.com process for paying bills electronically. President Lindsay Case expressed concerns with implementing Bill.com for payment processing and requested the Board wait to vote until all Directors are present. Mr. Allen advised President Lindsay Case that he could vote no or abstain from voting. Director Morley joined the meeting. After discussion, the Board directed Mr. Walker to implement Bill.com and designate three board members as signers.
 - e. Taxable bond (from last year's closing) to tax exempt bonds update: There was no discussion.
6. Development Updates: The Board changed the Agenda item from Developer Updates to Development Updates. Director Krohnfeldt discussed development at Marksheffel and Woodmen and noted things are progressing well. Marksheffel is being completed slowly but surely up to the bridge. Aspen View will complete north of the bridge to Cow Poke in

conjunction with their next phase of development at Sand Creek. Director Morley discussed difficulties with getting City approvals. Mr. Walker reported he spoke to the developers on the southeast corner of Marksheffel and Woodmen that are building 400 apartment units and commercial. One acre was sold on the southwest corner for a carwash and there is a \$9,000 recovery payment for the District for the water line.

7. Public Comment: There was no public comment.
8. Legal Matters: Mr. Allen had no legal updates. Mr. Walker discussed collections and issues with collecting \$12,000 in building permit fees from the dentist office at Black Forest. Letters have been sent and Mr. Walker will engage another attorney to assist with collection since Mr. Allen's firm does not handle collections. The Board discussed the upcoming 2022 Election and Directors Krohnfeldt and Geditz positions will be up for election.
9. Other Business
 - a. Consider Approval of Unaudited Financial Statements and Payables: Mr. Walker presented the unaudited financial statements and payables. After review, Director Randle Case II moved to approve the unaudited financial statements and payables; seconded by Director Krohnfeldt. Motion passed unanimously.
 - b. Next Regular Meeting Date – Scheduled for November 3, 2021 at 1:00 P.M.
12. Adjournment: The Board adjourned the meeting at 1:52 P.M.

Respectfully Submitted,

Kevin Walker

By: Secretary of the Meeting