



**MINUTES OF REGULAR MEETINGS  
OF THE BOARDS OF DIRECTORS OF THE  
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3  
NOVEMBER 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 Wednesday, November 3, 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 (Excused)  
Kyle Geditz, Asst. Secretary

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron (Via phone)  
Kevin Walker, WSDM  
Rebecca Hardekopf, WSDM (Via phone)  
Sue Gonzales, WSDM (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 Geditz moved to approve the Agenda as presented; seconded by Director Krohnfeldt. Motion passed unanimously.
4. Approval of the October 6, 2021 Board Meeting Minutes: After review, Director Krohnfeldt moved to approve the October 6, 2021 Board Meeting Minutes; seconded by Director Randle Case II. Motion passed unanimously.
5. 2022 Budget Hearings
  - a. Public Hearing on the adoption of a Resolution approving the 2022 Budgets for Districts 1, 2, and 3: Director Geditz moved to open the Public Hearing; seconded by Director Krohnfeldt. Motion passed unanimously. After no public comment, Director Geditz moved to close the Public Hearing; seconded by Director Krohnfeldt. Motion passed unanimously. Mr. Walker presented the 2022 Budgets for Districts 1, 2, and 3. He noted the Budgets were provided to the Board last month and no changes have been made. Director Geditz moved to adopt the Resolution approving the 2022 Budgets for Districts 1, 2, and 3; seconded by Director Krohnfeldt. Director Randle Case II discussed the Woodmen Road board meeting and costs for closing out that District and if there is anything to consider for this District. Mr. Walker explained there are things to discuss in District No. 1 and he confirmed that platting fees are not committed to the bonds, they are for repayment of the tiers for construction of two parks and repayment to the City for Marksheffel Road. Mr. Walker confirmed that the land owned by Gatto is not in the Woodmen Road District, but they are paying recovery fees. The Board discussed that next year the Woodmen Heights District can anticipate that the Woodmen Road District will request that the wetlands be included in the Woodmen Heights District. There is an ongoing discussion initiated by Gatto regarding the construction of wetlands. Mr. Walker explained that the District requested that the City consider asking Gatto to be a part of the District, but the City cannot obligate them unless they are going through annexation. The motion passed unanimously.
  - b. Public Hearing on the adoption of a Resolution amending the 2021 Budget for District 2: Director Krohnfeldt moved to open the Public Hearing; seconded by Director Geditz. Motion passed unanimously. After no public comment, Director Krohnfeldt moved to close the Public Hearing; seconded by Director Geditz. Motion passed unanimously. Mr. Walker presented the 2021 Budget Amendment and noted the amendment is to adjust the appropriated funds from District No. 2 to the amount that will actually be spent. Director Geditz moved to adopt the Resolution amending the 2021 Budget for District No. 2; seconded by Director Krohnfeldt. Motion passed unanimously.

6. District Manager Report

- a. Park Update and Review: Mr. Walker reported the park was approved by the City and they are moving forward on final design. The District has requested a grant from the State and GOCO for a crew of volunteers to help build the fence and dirt bike track. He noted that Aspen View has placed 50,000 yards of dirt on the park site, so they are communicating with them on plans to move it. Director Geditz suggested contacting the person who built the memorial skate park to see if they would be interested in coordinating with the dirt bike track.
- b. Service Area development fee asks: Mr. Walker noted this item was discussed earlier under Agenda item 5.a. He also reported he has a request at the County for two properties that are in the District's service area to see if they will collect funds. Director Geditz reported that Banning Lewis North annexation was approved, and they are tying into the City water main at Mulberry Wood Drive. Mr. Walker confirmed there is a recovery agreement. Mr. Walker discussed a parcel at Quail Brush that the District has requested be included in the District No. 2. The Quail Brush HOA transaction to give the District all of the parcels was completed yesterday, and they have asked that the District sign an agreement that states the District will cooperate with their platting. Mr. Walker noted the District is obligated to do so.
- c. Bill.com: Mr. Walker reported that Bill.com has been implemented.

7. Development Updates: Mr. Walker reported he is waiting on development plans from The Monks, but he did receive notice they have submitted. Mr. Walker reported the southeast corner of Woodmen and Marksheffel is going through the development process for apartments and pad sites. The development is currently in District No. 3 and there will be a District No. 3 exclusion and District No. 2 inclusion for the apartments.

8. Public Comment: There was no public comment.

9. Legal Matters:

- a. Resolution Calling for 2022 Director Elections: Mr. Allen presented the Resolution Calling for 2022 Director Elections. He explained that if there is not a contested election, it can be cancelled 63 days before the election date. He noted a change in state law that requires the District must email or mail to all registered electors as well as publish the Call for Nomination in the newspaper or post on the District's website. Director Krohnfeldt moved to adopt the Resolution Calling for 2022 Director Elections and post the Call for Nominations on the District's website; seconded by Director Geditz. Motion passed unanimously.

10. Financial Matters:

- a. Consider Approval of Unaudited Financial Statements and Payables: Mr. Walker presented the unaudited financial statements and payables. After review, Director Geditz moved to approve the unaudited financial statements and payables; seconded by Director Krohnfeldt. Motion passed unanimously.
- b. Next Regular Meeting Date – Scheduled for December 1, 2021 at 1:00 P.M.

11. Adjournment: The Board adjourned the meeting at 1:37 P.M.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "K. Waack", with a long horizontal flourish extending to the right.

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By: Recording Secretary