



**MINUTES OF SPECIAL MEETINGS
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3
SEPTEMBER 7, 2022 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 7, 2022 at 1:00 p.m., at 119 Wahsatch Avenue, Colorado Springs, Colorado 80903, and via video and telephone conference.

In attendance were Directors:

Les Krohnfeldt, President
James Morley, Secretary (Arrived late)
Randle W. Case II, Vice President/Treasurer
Jack Amberg, Asst. Secretary
Kyle Geditz, Asst. Secretary

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron
Kevin Walker, WSDM
Rebecca Hardekopf, WSDM

Combined Meeting:

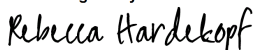
The Boards of Directors of the Districts have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. 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 PM by President Krohnfeldt.
2. Declaration of Quorum/Director Qualifications/Disclosure Matters: President 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 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 Case II. Motion passed unanimously.
4. Approval of the July 20, 2022 Joint Meeting Minutes: Director Geditz moved to approve the July 20, 2022 Joint Meeting Minutes; seconded by Director Case II. Motion passed unanimously.
5. District Manager Report
 - a. Shiloh Mesa Park Update and Review: Mr. Walker reported that Shiloh Mesa sent a proposed warranty deed, and he is working on getting the District control of the site so construction can begin. Director Morley joined the meeting.
 - b. District 20 School Site Discussion: Mr. Walker reported the school district communicated they have no plans for the 5-acre site. Mr. Walker suggested he attend a school board meeting to discuss.
 - c. Concrete Fence Repair Cumbre Vista East of Park: Mr. Walker reported it has been difficult to find a company who is willing to repair the concrete fence. Next step is to hire a handyman to stabilize the most damaged areas. Director Geditz suggested replacing the fence with an alternative material such as vinyl or wood. Director Morley commented he may know someone who can help and will reach out.
6. Development Updates: The Board discussed development updates in the District. Director Case II noted an aerial picture of the 7-Eleven site was in the newspaper. Mr. Walker discussed the assessed valuations and a 10% increase in District No. 3 this year. He expects a 20-30% increase next year. Mr. Walker discussed a development proposal west of Tutt for a patio rental project.
7. Public Comment: There was no public comment.
8. Legal Matters:
 - a. Facility Platting Fees – Fee Revenue for East Park: Mr. Walker discussed using the Facility Platting Fee revenue for park construction now that the public improvement tiers have been paid. Further discussion at the next meeting.
9. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements and Payables: Director Geditz moved to approve the Unaudited Financial Statements and Payables; seconded by Director Case II. Motion passed unanimously.
10. Adjournment: The Board adjourned the meeting at 1:31 PM.
 - a. Next Regular Meeting Date – Scheduled for October 5, 2022, at 1:00 PM.

Respectfully Submitted,

DocuSigned by:



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By: Recording Secretary

WSDM - District Managers
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