



**MINUTES OF REGULAR MEETINGS
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3
FEBRUARY 1, 2023 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, February 1, 2023, at 1:00 p.m., at 119 Wahsatch Avenue, Colorado Springs, Colorado 80903, and via video teleconference.

In attendance were Directors:

Les Krohnfeldt, President
James Morley, Secretary
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 Harris, 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 Case II moved to approve the Agenda as presented; seconded by Director Geditz. Motion passed unanimously.
4. Approval of the November 2, 2022 Joint Meeting Minutes: Director Case II moved to approve the November 2, 2022 Joint Meeting Minutes as presented; seconded by Director Geditz. Motion passed unanimously.
5. District Manager Report
 - a. Shiloh Mesa Park Update and Review: Mr. Walker reported the final development plans are in progress and will be shared at a public hearing with the City of Colorado Springs in March. Mr. Walker noted that the District will require Aspen View convey the park site to the District via a warranty deed.
 - b. District 20 School Site Discussion: Mr. Walker reported the school district planner confirmed they have no plans to do anything with the site. Mr. Walker has been in communication with the school district's COO and has informed a board member as well.
 - c. Concrete Fence Repair Cumbre Vista East of Park: Ms. Harris clarified the concrete wall that runs through the backyards in filing 1 and filing 3 is the HOA's responsibility. Ms. Harris reported she is currently working on repairs for the concrete fence east of the park.
 - d. Shiloh Mesa Perimeter Fence Staining Request: Ms. Harris informed the Board of a request from the HOA to re-stain the perimeter fencing in the Shiloh Mesa development. She explained there is one maintenance tract, tract G that states Woodmen Heights MD is responsible for the maintenance of the trail and fence. None of the other tracts in the subdivision mention fencing nor are they the District's responsibility. The Board decided to deny the request because the fence is not part of the District's responsibility, per the recorded plats.
 - e. The Board discussed the USPS charter change last year that places responsibility on the HOAs and Metro Districts to maintain mailboxes. The mailbox kiosks in Cumbre Vista are all adjacent to homeowners so maintenance responsibility falling to HOAs or the Districts will need to be determined. Ms. Harris will continue to research the maintenance responsibility issue.
6. Development Updates
 - a. Authentix Wolf Ranch: Ms. Harris informed the Board that Authentix Wolf Ranch is building apartment complexes that are included in the Woodmen Heights MD service area. Ms. Harris has a call scheduled with them to explain that they can either be included in the District and pay the fees or choose the opt-out option similar to what was done with Challenger. Mr. Walker noted they have given the same two options to a Challenger single family development, but he has not heard back from them.
7. Public Comment: There was no public comment.
8. Legal Matters:

- a. Discuss 2023 Election: Ms. Harris reported the Call for Nominations went out last week. Directors Case II and Morley are up for election in Districts 1 and 3. Directors Case II, Geditz and Morley are up for election in Districts 1, 2, and 3. Self-nominations are due to the DEO by February 24, 2023.
- b. Consider Adoption of City District Resolution for Marksheffel Bridge: Mr. Walker presented the City District Resolution and explained the Districts have collected from their bridge fee approximately \$260,000 which will serve as their contribution to the Marksheffel bridge costs. PPRTA has indicated the cost of the bridge was approximately \$4,000,000. The District fee remains in place as unplatted land still exists and the future bridge fee revenue will continue to be remitted to the City on an annual basis. Director Morley moved to adopt the City District Resolution for Marksheffel Bridge; seconded by Director Amberg. Motion passed unanimously.
- c. Public Hearing for District No. 3 Exclusion: Director Morley moved to open the Public Hearing for District No. 3 Exclusion; seconded by Director Geditz. Motion passed unanimously. After no public comment, Director Morley moved to close the Public Hearing; seconded by Director Geditz. Motion passed unanimously.
 - i. Consider Adoption of District No. 3 Resolution for Exclusion: Ms. Harris presented the District No. 3 Resolution for Exclusion. She noted the Solace at Black Forest apartment development will be removed from the commercial District No. 3 and included into residential District No. 2. After review, Director Geditz moved to adopt the District No. 3 Resolution for Exclusion; seconded by President Krohnfeldt. Motion passed unanimously.
- d. Public Hearing for District No. 2 Inclusion: Director Amberg moved to open the Public Hearing for District No. 2 Inclusion; seconded by Director Morley. Motion passed unanimously. After no public comment, Director Amberg moved to close the Public Hearing; seconded by Director Morley. Motion passed unanimously.
 - i. Consider Adoption of District No. 2 Resolution for Inclusion: After review, Director Amberg moved to adopt District No. 2 Resolution for Inclusion; seconded by Director Geditz. Motion passed unanimously.

9. Financial Matters

- a. Consider Approval of Unaudited Financial Statements: Mr. Walker presented the Unaudited Financial Statements.
- b. Ratify Approval of Payables through February 2, 2023: After review, Director Amberg moved to approve the Unaudited Financial Statements and Payables as presented; seconded by Director Geditz. Motion passed unanimously.

10. Adjourn: The Board unanimously adjourned the meeting at 1:46 PM.

- a. Next Regular Meeting Date – Scheduled for March 1, 2023, at 1:00 PM.

Respectfully Submitted,

Rebecca Harris

By: Recording Secretary