



**MINUTES OF REGULAR MEETINGS
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3
APRIL 5, 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, April 5, 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
Jak Pattamasaevi, 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 Morley moved to approve the Agenda as presented; seconded by Director Geditz. Motion passed unanimously.
4. Approval of the February 1, 2023 Joint Meeting Minutes: After review, Director Amberg moved to approve the February 1, 2023 Joint Meeting Minutes; seconded by Director Geditz. Motion passed unanimously.
5. District Manager Report
 - a. Aspen Meadows Park Update and Review: Mr. Walker provided an update on the Aspen Meadows park. There was a community meeting last week attended by 6-7 people. Everything is going well in terms of the design, and the District should officially own the property by the end of the month. Construction and dirt work is anticipated to start in May, and the turf area completed by the end of the summer.
 - b. D-20 School site discussion: Mr. Walker reported that D-20 has requested this item be delayed until the new Superintendent takes over in June.
 - c. Concrete fence repair Cumbre Vista east of park: Ms. Harris reported that a proposal was received to repair the concrete fence panels in Cumbre Vista, and construction will begin in the next few weeks.
6. Development Updates: Mr. Walker reported that Aspen View continues their development of subdivisions. The Board discussed new commercial development in the area.
7. Public Comment: The Board discussed the new USPS policy that adjacent property owners are responsible for maintenance and repairs of mail and parcel boxes.
8. Legal Matters
 - a. Public Hearing for District No. 3 Exclusion: Mr. Allen presented the District No. 3 Exclusion and Inclusion to District No. 2 from Continental 613 Fund, LLC. Director Amberg moved to open the Public Hearing for District No. 3 Exclusion; seconded by Director Morley. Motion passed unanimously. The Board discussed the Continental 613 Fund, LLC is moving their property out of the commercial District No. 3 and into the residential District No. 2. 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. 3 Resolution for Exclusion: Director Geditz moved to adopt District No. 3 Resolution for Exclusion; seconded by Director Morley. Motion passed unanimously.
 - b. Public Hearing for District No. 2 Inclusion: Director 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.
 - ii. Consider Adoption of District No. 2 Resolution for Inclusion: Director Amberg moved to adopt District No. 2 Resolution for Inclusion; seconded by Director Morley. Motion passed unanimously.

9. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements: Ms. Harris presented the Unaudited Financial Statements.
 - b. Ratify Approval of Payables through April 5, 2023: Ms. Harris presented the Payables through April 5, 2023.
 - c. Ms. Harris informed the Board of an issue with a property in Forest Meadows. The property has a spring running below their house, so their sump pump runs every 20 minutes. Ms. Harris is working on a better permanent solution to get the water down to the storm drain.

10. Adjourn: The Board unanimously adjourned the meeting at 1:30 PM.
 - a. Next Regular Meeting Date – Schedule May meeting for after May 3, 2023 to allow newly elected directors to complete and file oaths of office which is necessary to officially begin new terms. The Board agreed to reschedule the next meeting for May 9, 2023 at 1:30 PM. The Board discussed that Directors Morley and Amberg will be appointed at the next meeting.

Respectfully Submitted,

Rebecca Harris

By: Recording Secretary