



**MINUTES OF REGULAR MEETINGS
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3
JULY 26, 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, July 26, 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 (Excused)
Randle W. Case II, Vice President/Treasurer
Jack Amberg, Asst. Secretary
Kyle Geditz, Asst. Secretary (Excused)

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron
Kevin Walker, WSDM
Rebecca Harris, WSDM
Sue Gonzales, 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: President Krohnfeldt added item 6.e. Discussion regarding the Homeowner’s Rights Task Force. Director Case II moved to approve the Agenda as amended; seconded by Director Amberg. Motion passed unanimously.
4. Approval of the May 9, 2023 Joint Meeting Minutes: After review, Director Amberg moved to approve the May 9, 2023 Minutes as presented; seconded by Director Case II. Motion passed unanimously.
5. Financial Matters
 - a. Review and consider approval of 2022 Audit and Presentation: Ms. Gonzales presented the 2022 Audit for Districts 1, 2, and 3. The auditors issued an unqualified opinion which is the highest level of assurance they can provide. Ms. Gonzales noted that all three Districts will require a 2022 budget amendment for additional appropriation of revenues to cover the expenditures noted by the auditors. Ms. Gonzales discussed the segregation of duties and recommended the Board Treasurer review the monthly bank statements. Ms. Harris provided a review of how to reconcile the bank statements for the Board. After review, Director Amberg moved to approve the 2022 Audits for Districts 1, 2, and 3 subject to the 2022 Budget Amendments; seconded by Director Case II. Motion passed unanimously.
 - b. Consider Approval of Unaudited Financial Statements as of June 30, 2023: Ms. Harris presented the unaudited financial statements as of June 30, 2023. The Board discussed the changes made by the auditors will be reflected in next month’s financial statements. After review, Director Amberg moved to approve the unaudited financial statements as of June 30, 2023; seconded by Director Case II. Motion passed unanimously.
 - c. Ratify Approval of Payables through July 26, 2023: Ms. Harris presented the payables through July 26, 2023. After review, Director Amberg moved to ratify and approve the payables through July 26, 2023; seconded by Director Case II. Motion passed unanimously.
6. District Manager Report
 - a. Aspen Meadows Park Update and Review: Mr. Walker reported there are final design drawings for the Aspen Meadows park, and the RFPs for construction have been distributed. Construction is anticipated to begin by the end of September.
 - b. D-20 School site discussion: Mr. Walker discussed the D-20 school site and reported the school district communicated they will reach out by the end of the summer regarding plans for the site.
 - c. Concrete fence repairs Cumbre Vista: Ms. Harris reported that one backyard fence has been repaired at the northwest corner of the Cumbre Vista subdivision. Drainage is being added to the wall and repairs are being made, but there is additional damage caused by recent heavy rain so another proposal will be received soon for Board review.
 - d. Little Library Discussion: Mr. Walker discussed the little library that will be installed in the Trails at Forest Meadows park.
 - e. HOA and Metro District Task Force Discussion: Mr. Allen explained the new legislation for creation of the HOA and Metro District Task Forces, and that notice regarding the new Task Force law is required.

7. Development Updates: President Krohnfeldt discussed that the sand creek channel improvements were completed in the last few months. Mr. Walker discussed annexations into the City near the Kit Carson Riding Club that will be apartments.
8. Public Comment: There was no public comment.
9. Legal Matters
 - a. Consider approval of acceptance of the East Park land totaling 20.1 acres and authorizing the District officers to take appropriate actions to allow this parkland to be dedicated to District No. 2: Mr. Walker presented the request for the District to accept the East Park land totaling 20.1 acres and authorizing the District officers to take appropriate actions to allow this parkland to be dedicated to District No. 2. After review, Director Case II moved to accept the East Park land totaling 20.1 acres and authorizing the District officers to take appropriate actions to allow this parkland to be dedicated to District No. 2; seconded by Director Amberg. Motion passed unanimously.
10. Adjourn: The Board unanimously adjourned the meeting at 1:54 PM.
 - a. Next Regular Meeting Date – Scheduled for August 2, 2023: The Board cancelled the August Board meeting and will meet next on September 6, 2023 at 1:00 PM.

Respectfully Submitted,

Rebecca Harris

By: Recording Secretary