



**MINUTES OF REGULAR MEETINGS  
OF THE BOARDS OF DIRECTORS OF THE  
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3  
SEPTEMBER 6, 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, September 6, 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 (Arrived late)  
Kyle Geditz, Asst. Secretary

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron  
Kevin Walker, WSDM  
Rebecca Harris, WSDM  
Rylee DeLong, 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: Ms. Harris added an item to discuss the dissolution of District No. 1. Director Geditz moved to approve the Agenda; seconded by Director Case II. Motion passed unanimously.
4. Approval of the July 26, 2023 Joint Meeting Minutes: Director Amberg joined the meeting. After review, Director Amberg moved to approve the July 26, 2023 Minutes; seconded by Director Case II. Motion passed unanimously.
5. Financial Matters
  - a. Public Hearing on 2022 Budget Amendment: Director Amberg moved to open the Public Hearing on the 2022 Budget Amendment; seconded by Director Case II. Motion passed unanimously. Ms. Harris presented both District No. 2 and District No. 3 Resolutions Amending the 2022 Budget. After no public comment, Director Amberg moved to close the Public Hearing; seconded by Director Case II. Motion passed unanimously.
    - i. Consider the Adoption of District No. 2 Resolution Amending the 2022 Budget: Director Case II moved to approve District No. 2 and District No. 3 Resolution Amending the 2022 Budget; seconded by Director Amberg. Motion passed unanimously.
    - ii. Consider the Adoption of District No. 3 Resolution Amending the 2022 Budget: Director Case II moved to approve District No. 2 and District No. 3 Resolution Amending the 2022 Budget; seconded by Director Amberg. Motion passed unanimously.
  - b. Consider Approval of Unaudited Financial Statements as of August 31, 2023: Ms. Harris presented the Unaudited Financial Statements as of August 31, 2023. After review, Director Amberg moved to approve the Unaudited Financial Statements as of August 31, 2023; seconded by Director Case II. Motion passed unanimously.
  - c. Ratify and consider Approval of Payables through September 6, 2023: Ms. Harris presented the Payables through September 6, 2023 to be ratified. After review, Director Case II moved to ratify and approve the payables through September 6, 2023; seconded by Director Amberg. Motion passed unanimously.
6. District Manager Report
  - a. Discuss Authentix at Wolf Ranch Agreement to Opt-Out of the Woodmen Heights Metropolitan District No. 2 Service area: Ms. Harris discussed the Authentix at Wolf Ranch proposal to opt-out of the District No. 2 service area, that has not yet been included within the District Boundaries. The Board discussed potentially utilizing a discounted opt-out rate if paid in full.

The Board briefly discussed the possibility of lowering the 2023 O&M mill levy for collection year 2024 due to the expected increase in tax revenue caused by increased assessed valuation within the Districts. Mr. Walker and Ms. Harris presented a review of the tax revenue versus expense projection.
  - b. Aspen Meadows Park Update and Review: Mr. Walker provided an update on the park and noted that the landowner is still in process of transferring the land to the District.

- c. Discuss Storm Detention Pond Maintenance Tract C at Shiloh Mesa: Ms. Harris discussed the overall detention pond maintenance provided by the District elsewhere that includes both landscaping maintenance around the ponds as well as cleaning out of the detention ponds. It was noted that the District could add the Tract C pond to its maintenance program.
  - d. D-20 School Site Discussion: Mr. Walker discussed the D-20 school site and noted his next step is to go to the school district board.
  - e. Discuss Landscape Turnover Status for Filings 4 through 6 in Shiloh Mesa Subdivision: Ms. Harris discussed the landscape turnover and noted that Weisburg was contracted to handle the repairs and checklist needed to release the assurances from the City.
  - f. Discuss Neighborhood Landscape Concerns: Ms. Harris discussed landscaping concerns and reports of trash receptacles at the park not being cleaned out. Ms. Harris noted the concerns have been addressed and she will add additional trash pickups in the landscaping contract for 2024.
  - g. Concrete fence repairs Cumbre Vista: Ms. Harris discussed the concrete fence repair proposals to install additional drainage work due to water intrusion from adjacent lot.
  - h. Little Library Discussion: Ms. Harris reported the Little Library is installed and filled with books at the Trails at Forest Meadows playground.
7. Development Updates: There were no development updates.
8. Public Comment: There was no public comment.
9. Legal Matters
- a. District No. 2 Inclusion Petition Hearing; Resolution for Approval of Inclusion for the Cottages at Woodmen Heights Subdivision: Director Case II moved to open the public Inclusion Petition Hearing; seconded by Director Amberg. Ms. Harris presented the District No. 2 Inclusion Petition for the Cottages at Woodmen Heights Subdivision. After no public comment, Director Amberg moved to close the public hearing; seconded by Director Amberg. Motion passed unanimously. After review, Director Case II moved to approve the inclusion petition and adopt the Resolution for Approval of Inclusion for the Cottages at Woodmen Heights Subdivision; seconded by Director Amberg. Motion passed unanimously.
  - b. District No. 1 Board discussed potential dissolution of the district. Mr. Allen noted that the District has served its intended purpose and that all assets and property would need to be conveyed to District Nos. 2 and 3 as applicable as part of the dissolution process.
10. Adjourn: The Board unanimously adjourned the meeting at 2:00 p.m.
- a. Next Regular Meeting Date – Scheduled for October 4, 2023.

Respectfully Submitted,

*Rebecca Harris*

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By: Recording Secretary






# WHMD 2023 09 06 Minutes KK - RH reviewed

Final Audit Report

2023-10-05

Created:	2023-10-05
By:	Rylee DeLong (rylee.d@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4Mo5i8c3dECN8rIEpHRTpqzWgL6kPB8c

## "WHMD 2023 09 06 Minutes KK - RH reviewed" History

-  Document created by Rylee DeLong (rylee.d@wsdistricts.co)  
2023-10-05 - 9:31:41 PM GMT
-  Document emailed to Rebecca Harris (rebecca.h@wsdistricts.co) for signature  
2023-10-05 - 9:33:29 PM GMT
-  Email viewed by Rebecca Harris (rebecca.h@wsdistricts.co)  
2023-10-05 - 9:36:03 PM GMT
-  Document e-signed by Rebecca Harris (rebecca.h@wsdistricts.co)  
Signature Date: 2023-10-05 - 9:36:16 PM GMT - Time Source: server
-  Agreement completed.  
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