



**MINUTES OF REGULAR MEETINGS
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3
OCTOBER 4, 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, October 4, 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
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: Director Case II moved to approve the Agenda; seconded by Director Amberg. Motion passed unanimously.
4. Approval of the September 6, 2023 Joint Meeting Minutes: After review, Director Amberg moved to approve the September 6, 2023 Minutes; seconded by Director Case II. Motion passed unanimously.
5. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of September 28, 2023: Mr. Walker presented the Unaudited Financial Statements. After review, Director Amberg moved to approve the Unaudited Financial Statements as of September 28, 2023; seconded by Director Case II. Motion passed unanimously.
 - b. Ratify and consider Approval of Payables through October 4, 2023: Mr. Walker presented the Payables through October 4, 2023. After review, Director Amberg moved to approve the payables through October 4, 2023; seconded by Director Case II. 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: Mr. Walker discussed the Authentix at Wolf Ranch agreement to opt-out of the District No. 2 service area. If they are successful in annexing into the City, they will likely request to opt-out of including into the District and instead pay a fair, equitable and reasonable amount.
 - b. Aspen Meadows Park Update and Review: Mr. Walker provided an update on the park and reported the land has been transferred to the District and bidding for the applicable park construction work is the next step.
 - c. D-20 School Site Discussion: Mr. Walker discussed the D-20 school site and noted that a school board member has requested that the item be discussed at the December school board meeting.
 - d. Discuss Retaining Wall Repairs Cumbre Vista: Mr. Walker discussed the drainage impacts that have been observed in the retaining wall in Cumbre Vista. Once the drainage and water intrusion issues are addressed the wall can be repaired.
7. Development Updates: There were no development updates.
8. Public Comment: There was no public comment.
9. Legal Matters
 - a. District No. 1 Dissolution: Discuss Conveyance of District No. 1 assets and property to District No. 2, Discuss Termination of District Coordinating Services Agreement, Discuss Board Initiated Petition for Dissolution and Resolution for Dissolution: Mr. Walker and the Board discussed the dissolution of District No. 1 and recognized that it has served its purpose. The Board agreed to move forward with the dissolution of District No. 1.

10. Adjourn: The Board unanimously adjourned the meeting at 1:30 p.m.
 - a. Next Meeting Date – Annual Town Hall Meeting November 8, 2023, at 12:00 p.m. and Budget Hearing Meeting November 8, 2023, at 1:00 p.m.

Respectfully Submitted,

Rebecca Harris

By: Recording Secretary