



**MINUTES OF A JOINT REGULAR MEETING
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3
MARCH 6, 2024 AT 1:00 P.M.**

Pursuant to posted notice, the joint regular meeting of the Boards of Directors of the Woodmen Heights Metropolitan District Nos. 1, 2 and 3 was held on Wednesday, March 6, 2024, 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 (unexcused Absent)

Also in attendance were:

Rebecca Harris, WSDM
Adam Noel, WSDM
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron

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 p.m. 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 Amberg moved to approve the Agenda as presented; seconded by Director Case II. Motion passed unanimously.
4. Approval of the February 7, 2024 Joint Meeting Minutes: After review, Director Amberg moved to approve the February 7, 2024 Joint Meeting Minutes; seconded by Director Case II. Motion passed unanimously.
5. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of February 28, 2024: Ms. Harris presented the Unaudited Financial Statements as of February 28, 2024. After review, Director Amberg moved to accept the Unaudited Financial Statements as presented; seconded by Director Case II. Motion passed unanimously.
 - b. Ratify and Consider Approval of Payables through March 6, 2024: After review, Director Amberg moved to ratify and approve the payables through March 6, 2024; seconded by Director Morley. Motion passed unanimously.
6. District Manager Report
 - a. Authentix at Wolf Ranch Opt-Out: Ms. Harris reported that they have not heard back from Authentix at Wolf Ranch since the proposed opt-out agreement was sent.
 - b. Aspen Meadows Park Update and Review: Ms. Harris provided an update on the new Aspen Meadows park. The new construction bid package has been distributed.
 - c. D-20 School site discussion: Ms. Harris noted that Mr. Walker is still working on getting a meeting with the D20 School Superintendent. Director Amberg noted they are both planning on attending the March 21st school board meeting.
7. Development Updates: The Board discussed development updates. Ms. Harris noted the buck slips that have been received recently are for commercial development.
8. Public Comment: There was no public comment.
9. Legal Matters
 - a. Discussion and update for District No. 1 dissolution: Mr. Allen provided an update on the District No. 1 dissolution and reminded the Board that the Service Plan requires the District to obtain City consent for the dissolution. Ms. Harris added that the City is now requesting that the service plan be amended before dissolving District No. 1. Mr. Allen questioned the City's desire to have the Districts amend their consolidated Service Plan in order for the City to grant its consent to allow District No. 1 to dissolve as amending the Service Plan is a burdensome process and the dissolution should not be considered a material modification. Mr. Walker will work with the City to potentially remove this requirement and ask the City to consider giving its consent through a less costly and time-consuming method.
 - b. Review and consider acceptance of certain Woodmen Heights Commercial Center landscape/drainage tracts into the Woodmen Heights Metropolitan District No. 3 maintenance program. Ms. Harris discussed the District No. 3's acceptance of tracts for

ownership and maintenance. Ms. Harris will present a proposal for detention pond maintenance for Board consideration at the next meeting. After review, Director Case II moved to accept the Woodmen Heights Commercial Center tracts into Woodmen Heights Metropolitan District No. 3 for maintenance and ownership subject to final acceptance and criteria being reviewed; seconded by Director Amberg. Motion passed unanimously.

- c. Discuss and consider acceptance of Shiloh Mesa Filing No. 5 Underdrain Ownership and Maintenance: Ms. Harris discussed the underdrain located in Shiloh Mesa Filing No. 5 that is ready to be turned over to District No. 2 for maintenance. She noted that Filing Nos. 1-4 will follow once they are raised and jetted and ready for turnover. The Board discussed and requested more information on the underdrains including the projected costs of ownership and maintenance and the need to develop an underdrain maintenance program.
- d. The Board discussed the recent changes to USPS policy regarding maintenance of the mail and parcel boxes.

10. Adjourn: Director Amberg moved to adjourn the meeting at 1:35 p.m.; seconded by Director Case II. Motion passed unanimously.

- a. Next Meeting Date: April 3, 2024 at 1:00 p.m.

Respectfully Submitted,

Rebecca Harris

By: Recording Secretary