



**MINUTES OF A JOINT REGULAR MEETING
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3
APRIL 3, 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, April 3, 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 (arrived late)
Randle W. Case II, Vice President/Treasurer
Jack Amberg, Asst. Secretary
Kyle Geditz, Asst. Secretary (Absent)

Also in attendance were:

Rebecca Harris, WSDM
Kevin Walker, WSDM
Rylee DeLong, 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 March 6, 2024 Joint Meeting Minutes: After review, Director Amberg moved to approve the March 6, 2024 Joint Meeting Minutes; seconded by Director Case II. Motion passed unanimously.
5. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of March 31, 2024: Ms. Harris presented the Unaudited Financial Statements as of March 31, 2024. After review, Director Amberg moved to accept the Unaudited Financial Statements as presented; seconded by Director Case II. Motion passed unanimously. Director Morley joined the meeting.
 - b. Ratify and Consider Approval of Payables through April 3, 2024: After review, Director Case II moved to ratify the payables through April 3, 2024; seconded by Director Amberg. Motion passed unanimously.
 - c. Discuss 2023 Audits and Exemption Status: Mrs. Harris informed the Board District No. 1 Exemption was filed with the state and the Audit process has began for District No. 2 and No. 3
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 cost was sent. Ms. Harris, reviewed the new GIS mapping system that WSDM is no implementing for Managing the various items within the Metropolitan District. The Board asked for some PDF prints of the various maps be sent to the board.
 - b. Aspen Meadows Park Update and Review: Mr. Walker provided an update on the new Aspen Meadows park. BIDs open April 16th and we have received 6 companies interested in the BID package.
 - c. D-20 School site discussion: Mr. Walker update the Board that him and Director Amberg did have discussion with D20 Rep and they are continuing to push back on the Metro Board to continue to maintain based on agreement. Director Amberg gave some ideas to D20.
 - d. Review Park Inspection Memo and consider approval of recommended repairs: Mrs. Harris reviewed the Park inspection results and recommended repairs. After discussion Director Amber motioned to move forward with the recommended repairs; seconded by Director Morley. Motion passed unanimously.
 - e. Review Underdrain Memo and consider acceptance of Shiloh Mesa Filing No. 5: Ms. Harris reviewed the Underdrain Memo to the board. The Board discussed the process they would consider moving forward.
7. Development Updates: The Board discussed development updates. Ms. Harris reviewed a summary of current pending projects for both residents and commercial items.

8. Public Comment: There was no public comment.
9. Legal Matters
 - a. Discussion and update for District No. 1 dissolution and City consent: Mr. Walker gave an update on the City's position on requiring a Service Plan Amendment and his continued efforts to simplify that process.
10. Adjourn: Director Amberg moved to adjourn the meeting at 2:05 p.m.; seconded by Director Case II. Motion passed unanimously.

Mr. Walker wanted to inform the board that we are working through several Detention Ponds and the turn over. Ms. Harris gave an update on where she is on moving forward with the Mailbox concerns.

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

Respectfully Submitted,

Rebecca Harris

By: Recording Secretary