



**MINUTES OF A JOINT REGULAR MEETING
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3
JUNE 5, 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, June 5, 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 (Absent)
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
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: Ms. Harris added an agenda item to discuss Director Geditz absences. Director Amberg moved to approve the Agenda as presented; seconded by Director Case II. Motion passed unanimously.
4. Approval of the April 3, 2024 Joint Meeting Minutes: After review, Director Amberg moved to approve the April 3, 2024 Joint Meeting Minutes; seconded by Director Case II. Motion passed unanimously.
5. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of April 30, 2024: Ms. Harris presented the Unaudited Financial Statements as of April 30, 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 June 4, 2024: After review, Director Case II moved to ratify and approve the payables through June 4, 2024; seconded by Director Amberg. Motion passed unanimously.
 - c. District Nos. 2 and 3 2023 Audit Review Meeting Schedule: The Board tentatively scheduled the 2023 Audit Review Board meeting for July 30, 2024.
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. There is no public hearing scheduled.
 - b. D-20 School site discussion: Mr. Walker reported that based on legal counsel's analysis, the School District is obligated. He noted the Parks Department may be interested in the area for park land.
 - c. Update on Underdrain Maintenance: Ms. Harris provided an update on underdrain maintenance and noted they are still waiting on the Shiloh Mesa Filing 5 conveyance. There is a contractor ready to provide a proposal for underdrain maintenance, but they will need maps of the system.
 - d. Review and Consider approval for Banyan Park re-seeding proposal: Ms. Harris noted they no longer plan to re-seed the area due to grass growing.
 - e. Review and ratify approval for Concrete Fence Repairs in Cumbre Vista: Ms. Harris reported that Holiday Grace is moving forward on the concrete fence repairs for an affordable price. Director Amberg moved to ratify the \$6,686 for the concrete fence repairs; seconded by Director Case II. Motion passed unanimously.
 - f. Update on Mailbox Kiosk concern: Ms. Harris noted she sent a letter to Doug Lamborn's office regarding the mailbox kiosk concerns in Cumbre Vista and Forest Meadows but has not heard back.
7. Aspen Meadows Park Update and Review

- a. Award bid and contract to Fisk Landscaping: Mr. Walker provided a presentation on the Aspen Meadows Park. The four proposals for landscaping were presented and the lowest bid was Fisk Landscaping.
 - b. Review Budget and consider authorization of Additional Funds: Mr. Walker provided a review of the budget and noted additional funds are needed based on the cost analysis for the park and landscaping. Mr. Walker proposes the District use \$430,000 from the O&M Reserve fund and reimburse the Reserve fund as funds become available. He noted additional options, including grants and new development revenue.
8. Development Updates:
- a. 11 pending commercial projects, 2 pending commercial plans (changes), 5 pending multifamily, 3 pending single-family plat, 1 pending mixed-use, and 1 pending annexation: Ms. Harris provided an update on development in the District. President Krohnfeldt noted the senior affordable housing project on the Church campus was approved and will be moving forward.
9. Public Comment: There was no public comment.
10. Legal Matters
- a. Discuss and ratify approval of Agreement for Payment of Marksheffel Bridge Contribution: After review, Director Amberg moved to ratify the Agreement for Payment of Marksheffel Bridge; seconded by Director Case II. Motion passed unanimously.
 - b. Review and consider adoption of Amended and Restated Resolution Concerning the \$500 Bridge Fee: After review, Director Case II moved to adopt the Amended and Restated Resolution Concerning the \$500 Bridge Fee; seconded by Director Amberg. Motion passed unanimously.
 - c. Review and consider the adoption of Amended and Restated Resolution Concerning the \$1,700 Aspen Meadow Park: After review, Director Case II moved to adopt the Amended and Restated Resolution Concerning the \$1,700 Aspen Meadow Park; seconded by Director Amberg. Motion passed unanimously.
 - d. Review and consider the adoption of Third Amended and Restated Resolution Concerning the Facility Platting Fee \$5,500: After review, Director Amberg moved to adopt the Third Amended and Restated Resolution Concerning the Facility Platting Fee \$5,500; seconded by Director Case II. Motion passed unanimously.
 - e. Discussion and update for District No. 1 dissolution and City consent: No update was provided
 - f. Discussion of Website ADA Compliance Status: Ms. Harris provided an update on the ADA Accessibility website requirements. WSDM is taking on this task and working to get the District's website accessible and compliant.
 - g. Unexcused Director Absences: Mr. Allen explained that a director with three unexcused absences will automatically be removed from the Board based on State statute.
11. Adjourn: Director Amberg moved to adjourn the meeting at 2:00 p.m.; seconded by Director Case II. Motion passed unanimously.
- a. Next Meeting Date: Tentatively scheduled for July 30, 2024 at 10:30 a.m.

Respectfully Submitted,

Rebecca Harris

By: Recording Secretary