



**MINUTES OF A JOINT SPECIAL MEETING
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3
JANUARY 8, 2025, AT 1:30 P.M.**

Pursuant to posted notice, the joint special meeting of the Boards of Directors of the Woodmen Heights Metropolitan District Nos. 1, 2 and 3 was held on Wednesday, January 8, 2025, at 1:30 p.m., at 614 N Tejon St, 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

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron

Rebecca Harris, WSDM

Brenda Juarez, WSDM

Kelsey Knudson, WSDM District Managers

1. Call to Order: The meeting was called to order at 1:36 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 qualifications. Mr. Allen advised the Boards that pursuant to Colorado law certain disclosures might be required prior to taking official action at the meeting. Ms. Harris 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 that 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 regarding 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: After review, Director Amberg moved to approve the Agenda as presented; seconded by Director Morely. Motion passed unanimously.
4. Approval of the October 30, 2024, Joint Special Meeting Minutes and October 30, 2024, District 2 Town Hall Meeting Minutes: After review, Director Amberg moved to approve the October 30, 2024, Joint Special Meeting Minutes and October 30, 2024, District 2 Town Hall Meeting Minutes; seconded by Director Morely. Motion passed unanimously.

5. Financial Matters

- a. Consider Approval of Unaudited Financial Statements as of December 31, 2024: Ms. Harris presented the unaudited financial statements for Districts 1, 2, and 3. Ms. Harris highlighted District No. 2 had outstanding collections for platting fees, and the District was well below budget. After review, Director Amberg motioned to approve Unaudited Financial Statements as of December 31, 2024 as presented; seconded by Director Morely. Motion passed unanimously.
- b. Ratify and consider Approval of Payables through January 8, 2025: Ms. Harris presented the payables through January 8, 2025. After review, Director Amberg motioned to approve the payables through January 8, 2025; seconded by Director Morely. Motion passed unanimously.

6. District Manager Report

- a. Discuss Opt-Out Properties (Authentix at Wolf Ranch, Brass Oliver, Neagle, Butcher) Ms. Harris advised there were no updates for the new development.
- b. D-20 School Site Discussion: Ms. Harris reported that she spoke with Connie of the Parks and Open Space Department of the City who advised she was in conversation with the school district.
- c. Update on Underdrain Maintenance: Ms. Harris stated she received a request from Aspen View Homes regarding the Shiloh Mesa and Aspen Meadow Filing 1 Underdrains, and she replied to Aspen View Homes that there were requirements that must be met before the proposals were presented to the Board for approval regarding the conveyance of the underdrain maintenance.

7. Aspen Meadows Park Update and Review: Ms. Harris advised the grand opening was held on December 16th, and she reported that within one week a piece of playground equipment broke. Ms. Harris reported she was waiting for proposals for both phase 1 part B, which is planning a basketball court, lighting, and an ADA accessible feature, and for phase 2 which is the dog park.

8. Development Updates

- a. 15 pending commercial projects, 1 platted, SF Development going to collection (Tutt Boulevard Townhomes), 4 pending single-family, and 3 pending annexation: Ms. Harris advised that development slowed down at the end of last year and that Tutt Blvd Townhomes was in collection status for their platting fees. Ms. Harris also noted there were some new developments that were not in the District boundaries yet but are within the service area and has encouraged the developers to include themselves into the District.

9. Public Comment: There was no public comment.

10. Legal Matters

- a. Discuss Tutt Boulevard Townhomes Inclusion and Exclusion status
 - i. Pending Inclusion and Exclusion Petitions from Property Owner: Mr. Allen noted that the petitioner is requesting the Boards insert qualifying and conditional language into the Boards' approval resolutions and the motions and

proposed court orders regarding the District No. 3 pledge agreement with District No. 2 relative to the outstanding bonds. Mr. Allen noted that the petitioner has unilaterally decided to delay making the building permit and platting fee payments while the boundary changes are in progress.

- ii. Schedule Future Hearing on Petitions from Property Owner: There was no update.
- b. District No. 1 Dissolution and City Consent to Dissolution status: Mr. Allen reported that the City requested to receive an amended and restated Service Plan that removes all references to District No. 1, and that Mr. Walker would administratively facilitate the City's approval of the restated service plan and consent for the dissolution of District No. 1.

11. Adjourn: Meeting was adjourned at 2:07 p.m.

- a. Next Meeting Date was scheduled for February 12, 2025 at 1:30 p.m.

Rebecca Harris

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 8, 2025 REGULAR MEETING MINUTES OF THE WOODMEN HEIGHTS METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW: