

**MINUTES OF A JOINT SPECIAL MEETING
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3
FEBRUARY 12, 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.

MINUTES

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:

Tate Crosby, White Bear Ankele Tanaka & Waldron

Rebecca Harris, WSDM

1. Call to Order: The meeting was called to order at 2:15 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. Mrs. Crosby 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. Mrs. Crosby 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 Case II. Motion passed unanimously.
4. Approval of the January 8, 2025, Joint Special Meeting Minutes : After review, Director Amberg moved to approve the January 8, 2025, Joint Special Meeting Minutes; seconded by Director Case II. Motion passed unanimously.
5. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of January 31, 2025: Ms. Harris presented the unaudited financial statements for Districts 1, 2, and 3. After review,

Director Amberg motioned to approve the Unaudited Financial Statements as of January 31, 2025 as presented; seconded by Director Case II. Motion passed unanimously.

- b. Discuss and approve Payable from District No. 1 to District No. 2 and No. 3: Ms. Harris Requested the Board approve moving \$1,136,712 from District No. 1 to District No. 2 and \$63,288 from District No. 1 to District No. 3, in preparation of District No. 1's expected future dissolution. After discussion, Director Amberg motioned to approve the transfer of funds as presented; seconded by Director Case II. Motion passed unanimously.
- c. Ratify and consider Approval of Payables through February 12, 2025: Ms. Harris presented the payables through February 12, 2025. After review, Director Morely motioned to approve the payables; seconded by Director Case II. 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 there is no updated.
- c. Update on Underdrain Maintenance: Ms. Harris reported that there is no update.
- d. Review and consider approval for Landscape Maintenance Contract for Aspen Meadows Park: Ms. Harris presented one of the two proposals. After discussion the board agreed to wait until the March meeting to approve a proposal so they can compare options.

7. 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 discussed the collection status of the Tutt Blvd Townhomes platting fee.

8. Public Comment: There was no public comment

9. Legal Matters

- a. District No. 3 Exclusion Hearing Tall Grass Ranch Lot 1; Review and Consider adoption of Resolution Accepting Petition for Exclusion of Tall Grass Ranch Lot 1 from District No. 3 (Lot 1 mistakenly omitted by petitioner in previous exclusion petition and included into District No. 2 creating unintended overlap): Director Case II motioned to open public hearing for District No. 3 Exclusion Hearing Tall Grass Ranch Lot 1; seconded by Director Amberg. Motion passed unanimously. There was no public comment. Director Morely motioned to close public hearing for District No. 3 Exclusion Hearing Tall Grass Ranch Lot 1; seconded by Director Amberg. Motion passed unanimously.

After discussion, Director Amberg motion to approve the Resolution Accepting Petition for Exclusion of Tall Grass Ranch Lot 1 from District No. 3; seconded by Director Case II. Motion passed unanimously.

- i. Review and consider Petitioner's request for Tall Grass Ranch Lot 1 tax revenue refunding From District No. 3 to Jackson Dearborn Partners due to unintended overlap: Ms. Harris informed the board we are currently waiting on the tax payment analysis from the El Paso County Treasurers office. Once she receives she will present to the Board to review.
- b. District No. 2 Inclusion Hearing for Tutt Boulevard Townhomes: Review and consider

adoption of Resolution accepting Petition for Inclusion of Tutt Boulevard Townhomes in District No. 2

- c. District No. 3 Exclusion Hearing for Tutt Boulevard Townhomes: Review and consider adoption of Resolution accepting Petition for Exclusion for Tutt Boulevard Townhomes from District No. 3

Director Case II motioned to open public District No. 2 Inclusion Hearing for Tutt Boulevard Townhomes and District No. 3 Exclusion Hearing for Tutt Boulevard Townhomes; seconded by Director Morely. Motion passed unanimously. There was no public comment. Director Amberg motioned to close the public District No. 2 Inclusion Hearing for Tutt Boulevard Townhomes and District No. 3 Exclusion Hearing for Tutt Boulevard Townhomes; seconded by President Krohnfeldt. Motion passed unanimously

- d. After discussion Director Amberg motioned to approve Resolution accepting Petition for Inclusion of Tutt Boulevard Townhomes in District No. 2 and Resolution accepting Petition for Exclusion for Tutt Boulevard Townhomes from District No. 3; seconded by Director Morely. Motion passed unanimously.
- e. Status Report: District No. 1 Dissolution and City Consent to Dissolution and Amended and Restated Service Plan for District Nos. 2 and 3: Service Plan Amendment to remove references to D1, per instruction and direction from the City, is in progress and the City indicated it would approve the amendment administratively.

10. Adjourn: Meeting was adjourned at 2:52 p.m.

- a. Next Meeting Date was scheduled for March 5, 2025, at 2:00 p.m.

Rebecca Harris

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 12, 2025, JOINT SPECIAL MEETING MINUTES OF THE WOODMEN HEIGHTS METROPOLITAN DISTRICT O. 1, 2, AND 3 BY.