

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 1 - 3  
HELD MAY 7, 2025  
AT 1:30 PM**

Pursuant to posted notice, the joint meeting of the Boards of Directors of the Woodmen Heights Metropolitan District Nos. 1, 2 and 3 was held on Wednesday, March 5th, 2025, at 2:00 p.m., at 119 Wahsatch Ave, Colorado Springs, Colorado 80903, and via video teleconference.

Attendance:

In attendance were Directors:

|                   |                           |
|-------------------|---------------------------|
| Les Krohnfeldt    | President                 |
| Randle W. Case II | Vice President/ Treasurer |
| Jim Morley        | Secretary                 |

Also in attendance were:

|                      |                                       |
|----------------------|---------------------------------------|
| Rebecca Harris       | WSDM Managers                         |
| Sean Allen           | White, Bear, Ankele, Tanaka & Waldron |
| Amber Hardekopf      | WSDM Managers                         |
| Jack Amberg          | Public                                |
| Paul Broussard       | Public                                |
| Ross Clinger         | Public                                |
| Christine D. Goetsch | Public                                |

1. Call to Order:

The meeting was called to order at 1:31 pm 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 Agenda:

Director Case II moved to approve the Agenda as presented; seconded by Director Morley. Motion passed unanimously.

4. Director Vacancy/ Appointment  
Director Case II moved to appoint Jack Amberg to vacancy on District 1, 2, and 3; seconded by Director Morley. Motion passed unanimously.
5. Consider Election of Board Members to Officer positions  
Director Case II moved to keep seats assigned as present; seconded by Director Morley. Motion passed unanimously.
6. Approval of March 5, 2025, Regular Board Meeting Minutes:  
After review, Director Case II moved to approve March 5, 2025 Regular Board Meeting Minutes as presented; seconded by Director Morley. Motion passed unanimously.
7. Financial Matters:
  - a. Approve Unaudited Financial Reports through April 30, 2025: Ms. Harris presented the unaudited financials. After discussion, Director Case II moved to approve the Unaudited Financial Reports through April 30, 2025 as presented; seconded by President Krohnfeldt. Motion passed unanimously.
  - b. Ratify and Approve Payables through May 7, 2025: Ms. Harris presented the Payables for the period. After discussion, Director Morley motioned to approve the payables as presented; seconded by Director Case II. Motion passed unanimously.
  - c. Discuss Status of 2024 Audit: Ms. Harris advises the Board the need to schedule a special meeting in July for review of the 2024 Audit.
  - d. Review memo and consider approval to reimburse Tallgrass at the Ranch Fil 1: Ms. Harris presented the memo. After discussion, Director Case II moved to approve payment to Tall Grass Ranch Fil No. 1 as Ms. Harris recommends; seconded by Director Morley. Motion passed unanimously.
8. District Manager's Report:
  - a. Opt-Out properties: Ms. Harris stated there was no new updates on the opt-out properties.
  - b. D-20 School site discussion: Board discussed the pending sale of land from D20 to the City Park and Open Space. Ms. Harris noted after the sale the City cannot guarantee a construction start date.
  - c. Update on Underdrain maintenance: Ms. Harris stated she is pending items from Aspen View homes.
  - d. Review and Consider acceptance of Trails East Conveyance request: Ms. Harris presented the request. After discussion the Board directed Ms. Harris to request from the Trail east Home Owner Association an assessment on the irrigation system on Tract E, confirmation Tract B construction is completed and warranty plan, and the District would require any fees associated with the conveyance be the responsibility of the Association.
  - e. Review and consider approval for Quail Brush Creek Mulch Installation: Ms. Harris presented the proposal. After discussion Director Case II moved to accept the quote as presented; seconded by Director Morley. Motion passed.
  - f. Discuss Fence repair on Volmer Road: Ms. Harris noted a fence blew down during the wind storms, the fence has already been repaired and insurance claim reimbursed less the deductible.

- g. Discuss Trails at Forest Meadows Park issues: Ms. Harris noted the various concern at the park to include, rusted light poles, trash receptacles, and damaged concrete.
- h. Review and discuss Playground Inspections Reports Memo: Ms. Harris review the memo. After discussion Director Case II moved to accept the repairs as recommended by Ms. Harris; seconded by Director Morley. Motion passed unanimously.
- i. Discuss Status of Aspen Meadows Park: Ms. Harris discussed she is still waiting for proposals to finish Phase 1b and the Dog park.
- j. Review and consider approval for Aspen Meadows Park proposal on Safety Surface testing: Ms. Harris presented the proposal. After discussion President Krohnfeldt moved to accept the proposal; seconded by Director Morley. Motion passed unanimously.

9. Development Updates: no update.

10. Public Comment:

Mr. Clinger discussed concern with his parcel of land and potential of selling. He requested from the Board to get clarification on if his parcel of land would be subject to the Woodmen Heights Metropolitan District Service Area. Ms. Harris stated she would research the information and contact him in writing with the answer.

11. Legal Matters:

- a. Status Report of District no. 1 Dissolution and City Consent to Dissolution and Amended and restated service plan: Mr. Allen informed the Board that his office is working with WSDM to get the conveyance of land swapped appropriately and will then follow up with the City for the Service Plan amended to be administratively approved.

12. Adjourn: President Krohnfeldt adjourned the meeting at 2:48 pm.

- a. Next Regular Meeting scheduled: June 4, 2025 at 1:30 pm.

*Rebecca Harris*

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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 7, 2025, MEETING MINUTES OF THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS 1 – 3.

*James F Morley*

James F Morley (Jul 23, 2025 15:46:54 MDT)

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Approved by: Secretary of the Board










# WHMD Board Meeting Minutes 5-7-25

Final Audit Report

2025-07-23

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2025-07-23                                   |
| By:             | Rebecca Harris (rebecca.h@wsdistricts.co)    |
| Status:         | Signed                                       |
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## "WHMD Board Meeting Minutes 5-7-25" History

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-  Signer jmorley3870@aol.com entered name at signing as James F Morley  
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