

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 1 - 3
HELD JULY 23, 2025
AT 10:30 AM**

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, July 23rd, 2025, at 10:30 a.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

In attendance Virtually were Directors:

Jack Amberg	Assistant Secretary
Jim Morley	Secretary

Also in attendance were:

Rebecca Harris	WSDM Managers
Sean Allen	White, Bear, Ankele, Tanaka & Waldron
Amber Hardekopf	WSDM Managers
Paul Broussard	Public
Pat Kessack	Public
DeAnna Michelena	Public
George Brackett	Public
Mike DeGrant	DeGrant Services
Chris Jorgensen	BiggsKofford

1. Call to Order:

The meeting was called to order at 10:33 a.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 Agenda:

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

4. Director Vacancy/ Appointment of Broussard:

Ms. Harris reviewed Mr. Broussard's qualifications to be on the Board and confirmed publication of notice of vacancy was completed by general counsel. After discussion, Director Case II moved to appoint Paul Broussard to vacancy on District 1, 2, and 3; seconded by Director Amberg. Motion passed unanimously.

5. Approval of May 7, 2025, Regular Board Meeting Minutes:

After review, Director Amberg moved to approve May 7, 2025 Regular Board Meeting Minutes as presented; seconded by Director Morley. Motion passed unanimously.

6. Financial Matters:

a. Public Hearing on 2024 Budget Amendment for Woodmen Heights Metropolitan District No. 2 and No. 3.

- i. Review and consider adoption of the Resolution to Amend the 2024 Budget of Woodmen Heights Metropolitan District No. 2
- ii. Review and consider adoption of the Resolution to Amend the 2024 Budget of Woodmen Heights Metropolitan District No. 3

President Krohnfeldt moved to open the public hearing at 10:37 am; seconded by Director Case II. Motion passed unanimously. Ms. Harris reviewed the proposed 2024 Budget Amendment for District No. 2 noting District No. 3 did not need an amendment. No public comment. Director Case II moved to closed the Public Hearing at 10:39 am; seconded by Director Amberg. Motion passed unanimously.

Director Case II moved to adopt the Resolution to Amend the 2024 Budget of Woodmen Heights Metropolitan District No. 2; seconded by Director Amberg. Motion passed unanimously.

- b. Review and consider approval of the 2024 Audit Presentation and Management Representation Letter: Mr. Jorgensen presented the 2024 Audit for District No. 2 and No. 3. After discussion Director Case II moved to accept the 2024 Audit as presented and the Management Representation Letter; seconded by Director Amberg. Motion passed unanimously.
- c. Approve Unaudited Financial Reports through June 30, 2025: Ms. Harris presented the unaudited financials. Director Case II brought up the idea for the Metropolitan District Board to consider acquiring a Wetland parcel from the Woodmen Road Metropolitan District. Board agreed to keep this item open for discussion. After discussion, Director Case II moved to approve the Unaudited Financial Reports through June 30, 2025 as presented; seconded by Director Morley. Motion passed unanimously.
- d. Ratify and Approve Payables through July 23, 2025: Ms. Harris presented the Payables for the period. After discussion, Director Case II motioned to approve the payables as presented; seconded by Director Amberg. Motion passed unanimously.

7. District Manager's Report:

- a. Opt-Out properties: Ms. Harris stated there was no new updates on the opt-out properties, except a new potential development called Miller Downs Development that is in the Districts' Service Area is seeking annexation into the City which will trigger the development either include into the District or pay and opt-out fee so as to have fair and equitable participation in the costs of public improvements benefiting the development area.
- b. D-20 School site discussion: Ms. Harris noted to the Board that the City Parks Department has officially closed on an adjacent 5.5 acre open space parcel which has not been maintained, but the City would like the District to perform the maintenance as it has no plans to develop the site in the next 5 years. The District Board will now need to consider a potential agreement with the City regarding maintenance on this parcel until the City commences park construction.
- c. Update on Underdrain maintenance: Ms. Harris stated she is waiting on pending items from Aspen View homes.
- d. Discuss Trails East Conveyance request and District's acceptance conditions: Ms. Michelena, president of the Trail East Home Owner Association, proposed to the District for the District to pay for all legal costs associated with and generate the O/M conveyance agreement and deeds from the Association to the District with the Association covering the costs of splitting the water utilities/taps for the homeowner front lawn tracts. The Association also recommends the District retain the Association's landscape contractor. After discussion the board directed Ms. Harris to research further and gather information on both short-term and long-term operation and maintenance costs if the District agrees to take over ownership and maintenance of the Trails East landscape. The Board also asked Ms. Harris to provide a comparison of the Quail Brush Creek landscape turnover.
- e. Discuss off leash dog issues and consider approval for a sign install at Cumbre Vista Park: Ms. Harris discussed the concerns that there have been a couple dog attacks at the Cumbre Vista Park due to off leash dogs. After discussion the Board directed Ms. Harris to post on the District website the rules and regulations of the park and playgrounds in the District, to include no off leash pets except in designated areas.
- f. Ratify approval for backflow repair in Trails at Forest Meadows: Ms. Harris provided a summary of the repair needed and the cost is well within the appropriated funds. After discussion Director Case II moved to ratify the approval for repairs; seconded by Director Amberg. Motion passed unanimously.

8. Development Updates:

- a. Discuss Miller Down Development: Ms. Harris discussed the current proposal for this development east of Quail Brush Creek subdivision and the impact and concerns residents have due to the proposed construction and alignment of the New Meadows Drive through Tract I and Tract A. Mr. Allen confirmed that discussions are ongoing with the development's legal counsel regarding the District's requirement for the developer to notify the impacted homeowners and educate them about the new road. The District would deed its Tract I to the City if this matter moves forward.
- b. Ms. Harris reviewed and presented 2 current proposals for completing Phase 1B of the Aspen Meadows Park and Phase 2. Phase 1B includes a basketball court, lighting at the parking lot, shade structures, and picnic areas. Phase 2 begins the Dog Park area. She noted before construction begins for Phase 2 we will need to publicly post for RFP.

After discussion the Director Amberg moved to approve the Fisk Lawnsapes and Kimley-Horn proposals for a not to exceed \$400,000; seconded by Director Case II. Motion passed unanimously.

9. Public Comment: There was no public comment

10. Legal Matters:

- a. Review and consider approval of the 2025 Annual Administrative Resolution: Ms. Harris presented the resolution. After discussion Director Case II moved to approve the 2025 Annual Administrative Resolution; seconded by President Krohnfeldt. Motion passed unanimously.
- b. 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 to be amended removing District No. 1 which the City previously indicated it would approve the amendment and consent to dissolution administratively.

11. Adjourn: President Krohnfeldt adjourned the meeting at 12:08 pm and the Board canceled the August 6, 2025 and scheduled September 3, 2025, as the next regular meeting..

Rebecca Harris

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 23, 2025, MEETING MINUTES OF THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS 1 – 3.

James F Morley

James F Morley (Sep 4, 2025 21:11:03 MDT)

Approved by: Secretary of the Board

WHMD Board Meeting Minutes 7-23-25

Final Audit Report

2025-09-05

Created:	2025-09-05
By:	Rebecca Harris (rebecca.h@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAANbnKTPq6lfHy1UqHBCc_Fi0L6a6UTt0A

"WHMD Board Meeting Minutes 7-23-25" History

-  Document created by Rebecca Harris (rebecca.h@wsdistricts.co)
2025-09-05 - 0:40:43 AM GMT
-  Document emailed to jmorley3870@aol.com for signature
2025-09-05 - 0:40:46 AM GMT
-  Document emailed to Rebecca Harris (rebecca.h@wsdistricts.co) for signature
2025-09-05 - 0:40:46 AM GMT
-  Email viewed by Rebecca Harris (rebecca.h@wsdistricts.co)
2025-09-05 - 0:44:57 AM GMT
-  Document e-signed by Rebecca Harris (rebecca.h@wsdistricts.co)
Signature Date: 2025-09-05 - 0:45:54 AM GMT - Time Source: server
-  Email viewed by jmorley3870@aol.com
2025-09-05 - 3:08:47 AM GMT
-  Signer jmorley3870@aol.com entered name at signing as James F Morley
2025-09-05 - 3:11:01 AM GMT
-  Document e-signed by James F Morley (jmorley3870@aol.com)
Signature Date: 2025-09-05 - 3:11:03 AM GMT - Time Source: server
-  Agreement completed.
2025-09-05 - 3:11:03 AM GMT