



WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Regular Board Meeting

Wednesday, March 5, 2025 – 2:00 pm

119 N. Wahsatch Avenue

Colorado Springs, Colorado 80903

- and -

<https://video.cloudoffice.avaya.com/join/914352888>

United States: [+1 \(213\) 463-4500](tel:+12134634500)

Access Code: 914-352-888

Woodmen Heights Metropolitan District No. 1 & No. 3

Board of Director	Title	Term
Les Krohnfeldt	President	May 2025
Randle W Case II	Vice-President/ Treasurer	May 2027
Jim Morley	Secretary	May 2027 (appointment to May 2025)
VACANT	Assistant Secretary	May 2025
Jack Amberg	Assistant Secretary	May 2027 (appointment to May 2025)

Woodmen Heights Metropolitan District No. 2

Board of Director	Title	Term
Les Krohnfeldt	President	May 2025
Randle W Case II	Vice-President/ Treasurer	May 2027
VACANT	Secretary	May 2027
Jack Amberg	Assistant Secretary	May 2025
Jim Morley	Assistant Secretary	May 2027 (appointment to May 2025)

AGENDA

1. Call to order
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of the February 12, 2025, Joint Special Meeting Minutes (enclosure)
5. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of February 28, 2025 (enclosure)
 - b. Ratify and consider Approval of Payables through March 5, 2025 (enclosure)
6. District Manager Report
 - a. Opt-out Properties (Authentix at Wolf Ranch, Brass Oliver, Neagle Butcher)
 - b. D-20 School site discussion
 - c. Update on Underdrain Maintenance
 - d. Review and consider approval for Landscape Maintenance Contract for Aspen Meadows Park (2 proposals under separate cover)
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
8. Public Comment (for items not already on the agenda)

9. Legal

- a. Status Report: District No. 1 Dissolution and City Consent to Dissolution and Amended and Restated Service Plan for District Nos. 2 and 3 (removing District No. 1 references)
- b. May 2025 Director Election Status Report

10. Adjourn:

- a. Next Meeting Date – April 2, 2025, at 1:30pm

NOTICE OF REGULAR MEETINGS

NOTICE IS HEREBY GIVEN That the Boards of Directors of **WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3**, City of Colorado Springs, County of El Paso, State of Colorado, will hold a regular meeting at 1:30 p.m. on Wednesday, the 5th day of March 2025 at 119 N. Wahsatch Ave, in Colorado Springs, Colorado, and via tele/videoconference <https://video.cloudoffice.avaya.com/join/914352888> or dial [+1 \(213\) 463-4500](tel:+12134634500) **Access Code:** 914-352-888 for the purpose of conducting such business as may come before the Boards including the business on the attached agenda. Regular joint meetings for 2025 are on the first Wednesday of every month at 119 N. Wahsatch Ave, in Colorado Springs, Colorado, and via televideo conference so long as there is business to conduct. The regular meetings may be canceled. Please call (719) 447-1777 for meeting confirmation and information. The meeting is open to the public.

BY ORDER OF THE BOARDS OF DIRECTORS: WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3



**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.

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.





Woodmen Heights Metropolitan District #1
GENERAL FUND ACCOUNT
2/12/2025

Company	Invoice	Date	Amount	Comments
White Bear Ankele Tanka Waldron	38955	1/31/2025	\$ 1,231.04	
			<u>\$ 1,231.04</u>	

Woodmen Heights Metropolitan District, Director

Eastern Colorado Before Payables	\$ 72,275.04
Payables for this month	<u>\$ (1,231.04)</u>
Easter Colorado After Payables	\$ 71,044.00

Woodmen Heights Metropolitan District #2
GENERAL FUND ACCOUNT
2/12/2025

Company	Invoice	Date	Amount	Comments
Jack Amberg	123124JA	12/31/2024	\$ 200.00	
James Morley	123124JM	12/31/2024	\$ 200.00	
Les Krohnfeldt	123124LK	12/31/2024	\$ 200.00	
Randle Case II	123124RC	12/31/2024	\$ 200.00	
Jack Amberg	11625JA	1/16/2025	\$ 100.00	
James Morley	11625JM	1/16/2025	\$ 100.00	
Les Krohnfeldt	11625LK	1/16/2025	\$ 100.00	
Randle Case II	11625RC	1/16/2025	\$ 100.00	
Jack Amberg	21225JA	2/12/2025	\$ 100.00	
James Morley	21225JM	2/12/2025	\$ 100.00	
Les Krohnfeldt	21225LK	2/12/2025	\$ 100.00	
Randle Case II	21225RC	2/12/2025	\$ 100.00	
Colorado Property & Liability Pool	24PL-60568-3371	12/12/2024	\$ 952.00	
Colorado Springs Utilities	927075736	2/6/2025	\$ 101.48	
Colorado Springs Utilities	5933617457	2/5/2025	\$ 78.33	
El Paso County Treasurer	Multiple	2/14/2025	\$ 1,398.34	
Fisk Lawnsapes	654516	1/21/2025	\$ 260.00	
Fisk Lawnsapes	654658	2/3/2025	\$ 340.00	
Hammers Construction	2024-SW-123.1	1/24/2025	\$ 1,050.00	
Kimley Horn	196013000-1224	12/31/2024	\$ 1,640.77	
Weisburg Landscape Maintenance	58626	1/27/2025	\$ 475.00	
Weisburg Landscape Maintenance	58802	1/31/2025	\$ 585.00	
Weisburg Landscape Maintenance	58882	2/6/2025	\$ 207.50	
Weisburg Landscape Maintenance	58951	2/6/2025	\$ 890.00	
White Bear Ankele Tanka Waldron	38988	1/31/2025	\$ 2,937.16	
WSDM District Managers	601	1/31/2025	\$ 11,000.00	
TOTAL			\$ 23,515.58	

BOND FUND ACCOUNT

Company	Date	Amount	Comments
PNC			
El Paso County Taxes :DISTRICT 2	2/10/2025	\$ 47,097.67	Jan Pledged Revenue
El Paso County Taxes :DISTRICT 3	2/10/2025	\$ 49,331.30	Jan Pledged Revenue
TOTAL		\$ 96,428.97	

\$ 119,944.55

Woodmen Heights Metropolitan District, Director

Eastern Colorado Before Payables	\$	1,637,123.22
Payables	\$	(119,944.55)
Needed to Fund Payables	\$	1,517,178.67

Woodmen Heights Metropolitan District #3
GENERAL FUND ACCOUNT
2/14/2025

Company	Invoice	Date	Amount	Comments
White Bear Ankele Tanka Waldron	38989	1/31/2025	\$ 3,070.91	
WSDM District Managers	602	1/31/2025	\$ 5,000.00	
TOTAL			\$ 8,070.91	

Woodmen Heights Metropolitan District, Director

\$ 8,070.91

The Eastern Colorado Bank	\$ 135,358.85
Payables	\$ (8,070.91)
The Eastern Colorado Bank After Payables	<u>\$ 127,287.94</u>