

WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Regular Board Meeting

Wednesday, May 7, 2025 – 1:30 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 2029
Randle W Case II	Vice-President/ Treasurer	May 2027
Jim Morley	Secretary	May 2027
VACANT	Assistant Secretary	May 2029 (appointment to May 2027)
VACANT	Assistant Secretary	May 2027 (appointment to May 2027)

Woodmen Heights Metropolitan District No. 2

Board of Director	Title	Term
Les Krohnfeldt	President	May 2029
Randle W Case II	Vice-President/ Treasurer	May 2027
Jim Morley	Secretary	May 2027
VACANT	Assistant Secretary	May 2029 (appointment to May 2027)
VACANT	Assistant Secretary	May 2027 (appointment to May 2027)

AGENDA

1. Call to order
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Director Vacancy/Appointment
5. Consider Election of Board Members to Officer Positions
6. Approval of the March 5, 2025, Joint Meeting Minutes (enclosure)
7. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of April 30, 2025 (enclosure)
 - b. Ratify and consider Approval of Payables through May 7, 2025 (enclosure)
 - c. Discuss status of 2024 Audit
 - d. Review Memo and Consider approval to reimburse Tallgrass at the Ranch Fil 1 (enclosure)
8. 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 acceptance of Trails East Conveyance request (enclosure)

- e. Review and consider approval for Quail Brsh Creek Mulch Installation proposal (under separate cover)
 - f. Discuss Fence repair on Volmer Road
 - g. Discuss Trails at Forest Meadows Park issues
 - h. Review and discuss Playground Inspection Reports memo (under separate cover)
 - i. Discuss Status of Aspen Meadows Park
 - j. Review and consider approval for Aspen Meadows Park proposal on Safety Surface Testing (under separate cover)
9. Development Updates
- a. Discuss New Meadows Dr Tract conveyance in Quail Brush Creek (under separate cover)
 - b. 4 pending commercial projects, 1 pending single-family, and 3 pending annexation
 - i. Tutt boulevard Townhomes collection
10. Public Comment (for items not already on the agenda)
11. 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)
12. Adjourn:
- a. Next Meeting Date – June 4, 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 7th day of May 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



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**MINUTES OF A JOINT MEETING OF THE
BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3
MARCH 5, 2025, AT 2:00 P.M.**

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.

MINUTES

In attendance were Directors:

Les Krohnfeldt, President
James Morley, Secretary (absent)
Randle W. Case II, Vice President/Treasurer
Jack Amberg, Asst. Secretary (Attended Remote)

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron
Rebecca Harris, WSDM
Danielle Daigle-Chavez, WSDM

1. Call to Order: The meeting was called to order at 1:44 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 Case II. Motion passed unanimously.
4. Approval of the February 12, 2025, Joint Special Meeting Minutes : After review, Director Case II moved to approve the February 12, 2025, Joint Special Meeting Minutes; seconded by Director Amberg. Motion passed unanimously.
5. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of February 28, 2025: Ms. Harris

presented the unaudited financial statements for Districts 1, 2, and 3. After review, Director Case II motioned to approve the Unaudited Financial Statements as of February 28, 2025 as presented; seconded by Director Amberg. Motion passed unanimously.

- b. Discuss and approve Payables through March 5, 2025, Director Case II motioned to approve the payables as presented; seconded by Director Amberg. Motion passed unanimously.

6. District Manager Report

- a. Discuss Opt-Out Properties (Authentix at Wolf Ranch, Brass Oliver, Neagle, Butcher):no update provided.
- b. D-20 School Site Discussion: no update provided.
- c. Update on Underdrain Maintenance: no update provided.
- d. Review and consider approval for Landscape Maintenance Contract for Aspen Meadows Park: Ms. Harris presented proposals. After discussion Director Amberg motioned to approve the proposal from Weisberg in the amount of \$12,780; seconded by President Krohnfeldt. Motion passed unanimously.

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: no update provided.

8. Public Comment: There was no public comment.

9. Legal Matters

- a. 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.): Mr. Allen provided the update regarding submission of the amended service plan to the city. Mr. Allen does not anticipate any issues.
- b. May 2025 Director Election Status Report: Director Amberg did miss the deadline for self-nomination, but would like to fill the vacancy by appointment at the May 7th board meeting.

10. Adjourn: Meeting was adjourned at 2:12 p.m.

- a. Next Meeting Date was scheduled for April 2, 2025, at 1:30 p.m.

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MARCH 5, 2025, JOINT SPECIAL MEETING MINUTES OF THE WOODMEN HEIGHTS METROPOLITAN DISTRICT O. 1, 2, AND 3 BY.



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Woodmen Heights Metropolitan District #1

Balance Sheet

As of March 31, 2025

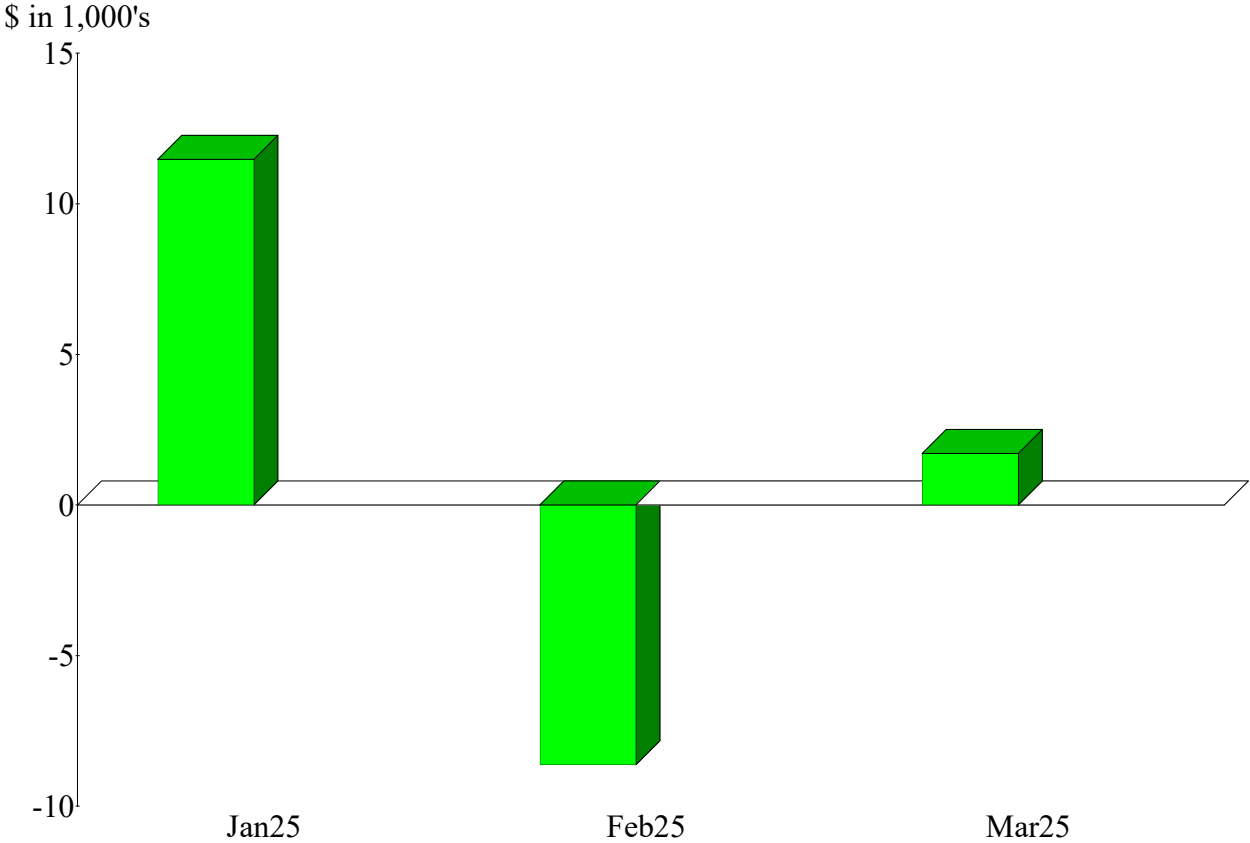
	Mar 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Eastern Colorado Bank Checking	78,425.77
Total Checking/Savings	78,425.77
Total Current Assets	78,425.77
Fixed Assets	
1300 · Construction in Progress	
1329 · 51-29 Black Forest Park	428,567.04
1337 · 51-37 Landscape/Fence/Park 5.6	1,386,773.17
1340 · 51-40 Landscape/Fence/StreetW	910,647.47
1341 · 51-41 Landscape/Pocket Parks	165,522.00
Total 1300 · Construction in Progress	2,891,509.68
1540 · Accumulated Depreciation	-2,332,646.00
Total Fixed Assets	558,863.68
TOTAL ASSETS	637,289.45
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	1,714.94
Total Accounts Payable	1,714.94
Total Current Liabilities	1,714.94
Long Term Liabilities	
Due to Other Governments	289,547.00
Total Long Term Liabilities	289,547.00
Total Liabilities	291,261.94
Equity	
3000 · Opening Balance Equity	712,448.11
3910 · Retained Earnings	-361,856.39
Net Income	-4,564.21
Total Equity	346,027.51
TOTAL LIABILITIES & EQUITY	637,289.45

Woodmen Heights Metropolitan District #1
Profit & Loss Budget vs. Actual
January through March 2025

	TOTAL				
	Mar 25	Jan - Mar 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Expense					
6160 · Dues and Subscriptions	0.00	0.00	300.00	-300.00	0.0%
6180 · Insurance	0.00	250.00	1,500.00	-1,250.00	16.67%
6570 · Professional Fees					
6572 · Legal Fees	1,714.94	4,314.21	15,000.00	-10,685.79	28.76%
Total 6570 · Professional Fees	1,714.94	4,314.21	15,000.00	-10,685.79	28.76%
Total Expense	1,714.94	4,564.21	16,800.00	-12,235.79	27.17%
Net Ordinary Income	-1,714.94	-4,564.21	-16,800.00	12,235.79	27.17%
Net Income	-1,714.94	-4,564.21	-16,800.00	12,235.79	27.17%

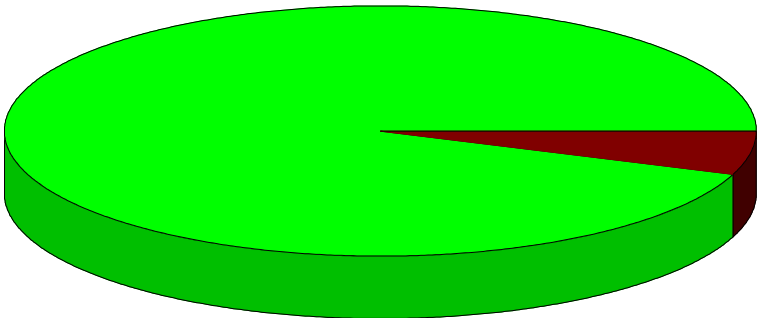
Income and Expense by Month
January through March 2025

Expense



Expense Summary
January through March 2025

6570 · Professional Fees	94.52%
6180 · Insurance	5.48
Total	\$4,564.21



By Account

Woodmen Heights Metropolitan District #2

Balance Sheet

As of March 31, 2025

	Mar 31, 25
ASSETS	
Current Assets	
Checking/Savings	
ECB - Operating	1,458,762.27
1112 · PNC Bank Reserve 9339	1,205,864.53
1111 · PNC Bank Loan 9048	1,280,847.47
UMB 2020B-1 Bond 394.1	1,775,926.44
UMB 2020B-1 Reserve 394.2	777,128.63
UMB 2020B-1 Surplus 394.3	762,953.55
UMB 2020B-2 Bond Fund 395.1	1,688,935.05
Total Checking/Savings	8,950,417.94
Accounts Receivable	
1210 · Accounts Receivable	192,750.13
1230 · Property Taxes Receivable	1,964,670.30
Total Accounts Receivable	2,157,420.43
Other Current Assets	
1390 · Undeposited Funds	11,551.80
Total Other Current Assets	11,551.80
Total Current Assets	11,119,390.17
Fixed Assets	
Construction in Process	2,383,483.00
Total Fixed Assets	2,383,483.00
Other Assets	
1921 · AA - Def Bal On Adv Ref Bonds	-523,494.00
1920 · Def Bal om Adv Refunding Bonds	2,535,584.88
Total Other Assets	2,012,090.88
TOTAL ASSETS	15,514,964.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	47,327.27
Total Accounts Payable	47,327.27
Other Current Liabilities	
2022 · Deferred Property Tax Rev	1,996,947.18
2031 · Interest Payable - 2020B1	273,601.00
2032 · Interest Payable - 2020B2	1,713,854.00
Total Other Current Liabilities	3,984,402.18
Total Current Liabilities	4,031,729.45
Long Term Liabilities	
2650 · Series 2020A Loan	31,145,001.00
2640 · Series 2020B-2 Bond	6,714,000.00
2630 · Series 2020B-1 Bond	6,885,000.00
Total Long Term Liabilities	44,744,001.00
Total Liabilities	48,775,730.45

Woodmen Heights Metropolitan District #2
Balance Sheet
As of March 31, 2025

	Mar 31, 25
Equity	
3910 - Retained Earnings	-34,971,837.16
Net Income	1,711,070.76
Total Equity	-33,260,766.40
TOTAL LIABILITIES & EQUITY	15,514,964.05

Woodmen Heights Metropolitan District #2
Profit & Loss Budget vs. Actual
January through March 2025

General Fund

	TOTAL				
	Mar 25	Jan - Mar 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Facility Fees					
East Park Fee	0.00	0.00	20,000.00	-20,000.00	0.0%
Total Facility Fees	0.00	0.00	20,000.00	-20,000.00	0.0%
Taxes					
Current Year Taxes	419,955.57	428,499.45	948,559.00	-520,059.55	45.17%
Specific Ownership Tax	7,019.75	15,559.19	66,399.00	-50,839.81	23.43%
Total Taxes	426,975.32	444,058.64	1,014,958.00	-570,899.36	43.75%
Fees - Other	959.70	1,759.45			
Total Fees	427,935.02	445,818.09	1,034,958.00	-589,139.91	43.08%
Total Income	427,935.02	445,818.09	1,034,958.00	-589,139.91	43.08%
Expense					
Contingency	0.00	0.00	50,000.00	-50,000.00	0.0%
Copies & Postage	20.28	32.28	300.00	-267.72	10.76%
Directors Fees	300.00	1,100.00	6,000.00	-4,900.00	18.33%
Dues and Subscriptions	0.00	1,237.50	1,500.00	-262.50	82.5%
Election	0.00	0.00	10,000.00	-10,000.00	0.0%
Fees Due					
Storm Water	2,317.50	7,111.50	50,000.00	-42,888.50	14.22%
Total Fees Due	2,317.50	7,111.50	50,000.00	-42,888.50	14.22%
Insurance	37,450.00	37,450.00	22,000.00	15,450.00	170.23%
Parks					
Aspen Meadows	146.00	29,087.98			
Parks - Other	3,000.00	3,000.00			
Total Parks	3,146.00	32,087.98			
Professional Fees					
Audit	0.00	0.00	10,550.00	-10,550.00	0.0%
Construction Management	0.00	0.00	1,038,267.00	-1,038,267.00	0.0%
District Management	11,000.00	33,000.00	132,000.00	-99,000.00	25.0%
Total Landscaping Maintenance	26,648.56	65,512.65	450,000.00	-384,487.35	14.56%
Legal Fees	5,340.56	10,294.41	25,000.00	-14,705.59	41.18%
Total Professional Fees	42,989.12	108,807.06	1,655,817.00	-1,547,009.94	6.57%
Property Tax	0.00	4,815.96	0.00	4,815.96	100.0%
Repairs	0.00	0.00	50,000.00	-50,000.00	0.0%
Treasurer's Collection Fee	6,299.33	6,427.49			
Treasurer Collection Fee O&M	0.00	0.00	14,228.00	-14,228.00	0.0%
Utilities - Water	158.01	2,688.37			
Total Expense	92,680.24	201,758.14	1,859,845.00	-1,658,086.86	10.85%
Net Income	335,254.78	244,059.95	-824,887.00	1,068,946.95	-29.59%

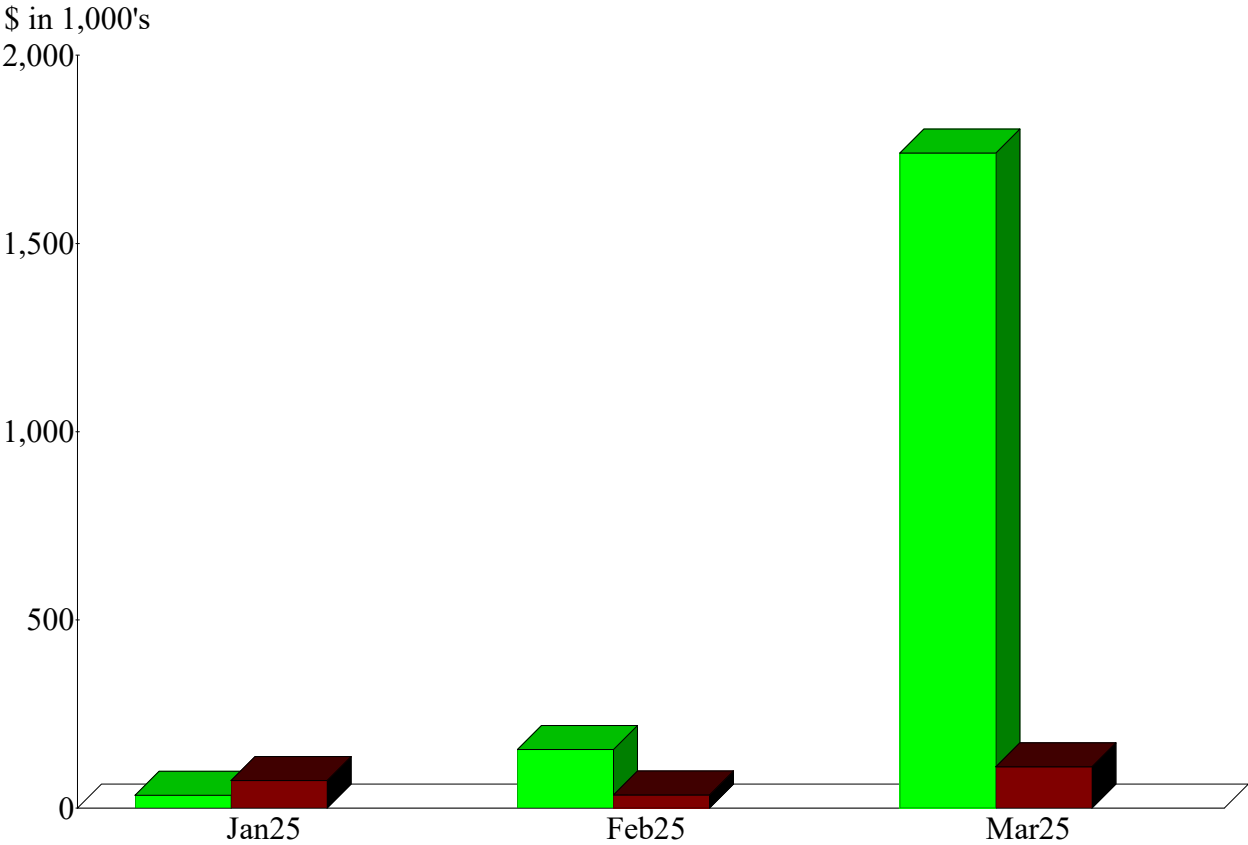
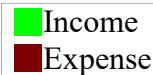
Woodmen Heights Metropolitan District #2

Profit & Loss Budget vs. Actual

January through March 2025

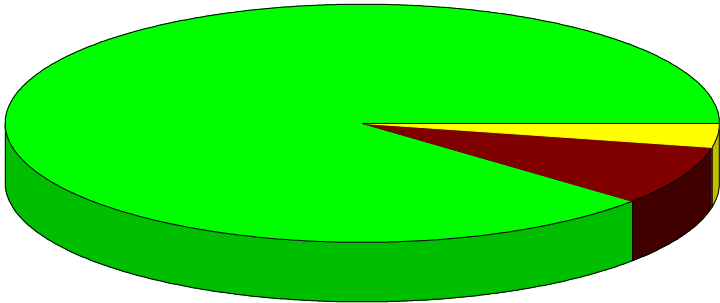
	TOTAL				
	Mar 25	Jan - Mar 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Due From District 3 - Taxes	108,337.26	157,668.56	506,358.00	-348,689.44	31.14%
Fees					
Impact Fees					
Impact Fees Res Multi	0.00	34,655.40	144,398.00	-109,742.60	24.0%
Impact Fees Residential	0.00	0.00	240,662.00	-240,662.00	0.0%
Total Impact Fees	0.00	34,655.40	385,060.00	-350,404.60	9.0%
Taxes					
Current Year Taxes	1,166,543.25	1,190,276.25	2,634,887.00	-1,444,610.75	45.17%
Specific Ownership Tax	19,499.29	43,219.97	184,442.00	-141,222.03	23.43%
Total Taxes	1,186,042.54	1,233,496.22	2,819,329.00	-1,585,832.78	43.75%
Total Fees	1,186,042.54	1,268,151.62	3,204,389.00	-1,936,237.38	39.58%
Total Income	1,294,379.80	1,425,820.18	3,710,747.00	-2,284,926.82	38.42%
Gross Profit	1,294,379.80	1,425,820.18	3,710,747.00	-2,284,926.82	38.42%
Expense					
Interest Expense					
Loan Interest	0.00	0.00	884,518.00	-884,518.00	0.0%
Interest Expense - Other	0.00	0.00	1,034,517.00	-1,034,517.00	0.0%
Total Interest Expense	0.00	0.00	1,919,035.00	-1,919,035.00	0.0%
Treasurer's Collection Fee	17,498.14	17,854.15			
Treasurer Collection Fee Debt	0.00	0.00	39,523.00	-39,523.00	0.0%
Total Expense	17,498.14	17,854.15	1,958,558.00	-1,940,703.85	0.91%
Net Ordinary Income	1,276,881.66	1,407,966.03	1,752,189.00	-344,222.97	80.36%
Other Income/Expense					
Other Income					
Interest Income	17,745.12	59,044.78	50,000.00	9,044.78	118.09%
Total Other Income	17,745.12	59,044.78	50,000.00	9,044.78	118.09%
Net Other Income	17,745.12	59,044.78	50,000.00	9,044.78	118.09%
Net Income	1,294,626.78	1,467,010.81	1,802,189.00	-335,178.19	81.4%

Income and Expense by Month
January through March 2025

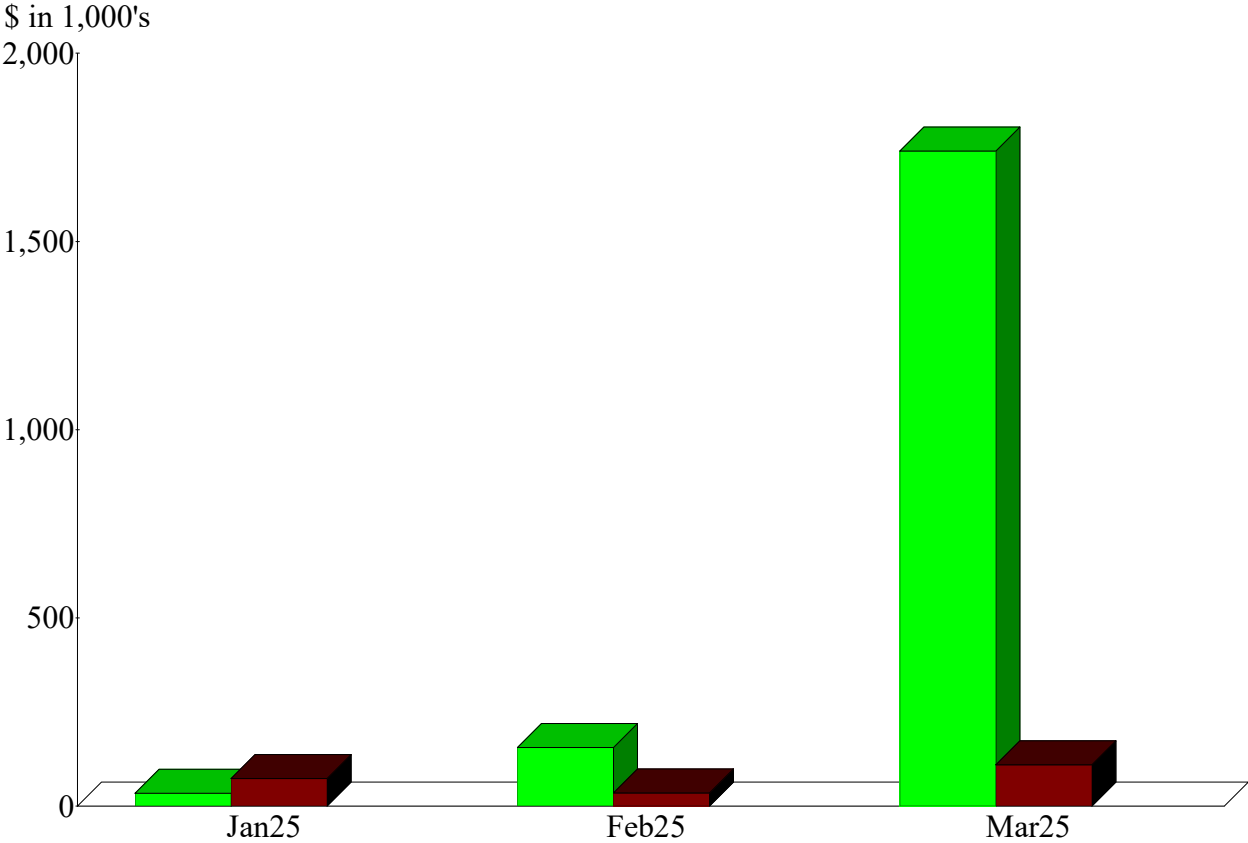
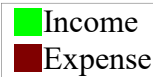


Income Summary
January through March 2025

Fees	88.78%
Due From District 3 - Taxes	8.17
Interest Income	3.06
Total	\$1,930,683.05

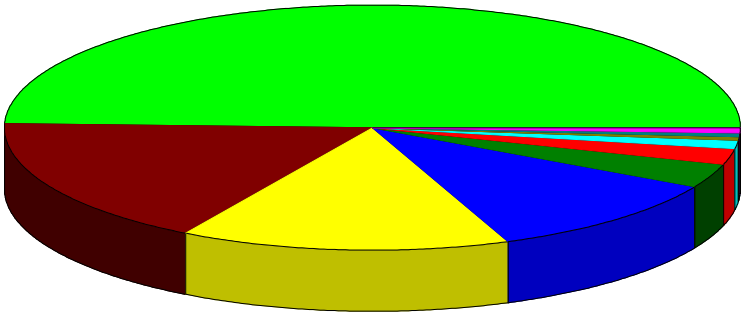


Income and Expense by Month January through March 2025



Expense Summary January through March 2025

Professional Fees	49.55%
Insurance	17.05
Parks	14.61
Treasurer's Collection Fee	11.06
Fees Due	3.24
Property Tax	2.19
Utilities - Water	1.22
Dues and Subscriptions	0.56
Directors Fees	0.50
Copies & Postage	0.01
Total	\$219,612.29



Woodmen Heights Metropolitan District #3

05/05/25

Balance Sheet

Accrual Basis

As of March 31, 2025

	Mar 31, 25
ASSETS	
Current Assets	
Checking/Savings	
ECB - Operating	141,074.72
Total Checking/Savings	141,074.72
Accounts Receivable	
1210 · Accounts Receivable	1,045.00
1235 · Property Taxes Receivable	368,898.31
Total Accounts Receivable	369,943.31
Total Current Assets	511,018.03
TOTAL ASSETS	511,018.03
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	7,476.80
Total Accounts Payable	7,476.80
Other Current Liabilities	
2025 · Deferred Property Tax Rev	368,898.31
Total Other Current Liabilities	368,898.31
Total Current Liabilities	376,375.11
Total Liabilities	376,375.11
Equity	
3910 · Retained Earnings	128,568.16
Net Income	6,074.76
Total Equity	134,642.92
TOTAL LIABILITIES & EQUITY	511,018.03

Woodmen Heights Metropolitan District #3
Profit & Loss Budget vs. Actual
January through March 2025

General Fund

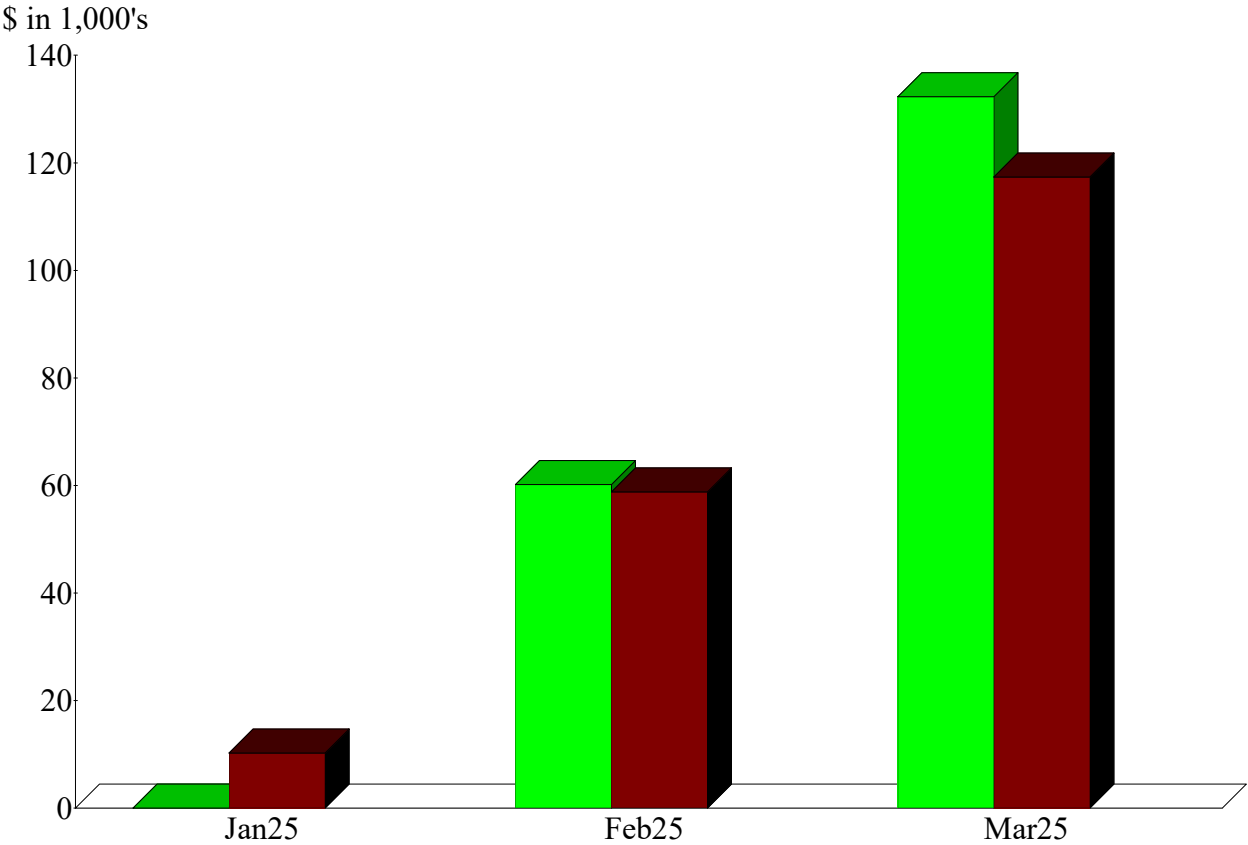
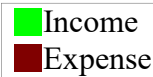
	TOTAL				
	Mar 25	Jan - Mar 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Facility Fees	0.00	0.00	40,000.00	-40,000.00	0.0%
Taxes					
Current Year Taxes	21,654.16	30,980.86	93,295.00	-62,314.14	33.21%
Specific Ownership Tax	690.42	1,530.31	6,531.00	-5,000.69	23.43%
Total Taxes	22,344.58	32,511.17	99,826.00	-67,314.83	32.57%
Total Fees	22,344.58	32,511.17	139,826.00	-107,314.83	23.25%
Reimbursements	0.00	24.47			
Total Income	22,344.58	32,535.64	139,826.00	-107,290.36	23.27%
Gross Profit	22,344.58	32,535.64	139,826.00	-107,290.36	23.27%
Expense					
Audit	0.00	0.00	10,275.00	-10,275.00	0.0%
Contingency	0.00	0.00	20,000.00	-20,000.00	0.0%
Copies & Postage	0.00	0.00	250.00	-250.00	0.0%
Dues and Subscriptions	0.00	381.96	500.00	-118.04	76.39%
Election Expense	0.00	0.00	5,000.00	-5,000.00	0.0%
Fees Due					
Storm Water	0.00	0.00	20,000.00	-20,000.00	0.0%
Total Fees Due	0.00	0.00	20,000.00	-20,000.00	0.0%
Insurance	0.00	2,191.00	5,000.00	-2,809.00	43.82%
Professional Fees					
District Management	5,000.00	15,000.00	60,000.00	-45,000.00	25.0%
Legal Fees	2,094.84	8,423.21	15,000.00	-6,576.79	56.16%
Total Professional Fees	7,094.84	23,423.21	75,000.00	-51,576.79	31.23%
Treasurer's Collection Fee	324.81	464.71	1,399.00	-934.29	33.22%
Total Expense	7,419.65	26,460.88	137,424.00	-110,963.12	19.26%
Net Ordinary Income	14,924.93	6,074.76	2,402.00	3,672.76	252.9%
Net Income	14,924.93	6,074.76	2,402.00	3,672.76	252.9%

Woodmen Heights Metropolitan District #3
Profit & Loss Budget vs. Actual
January through March 2025

Debt Service Fund

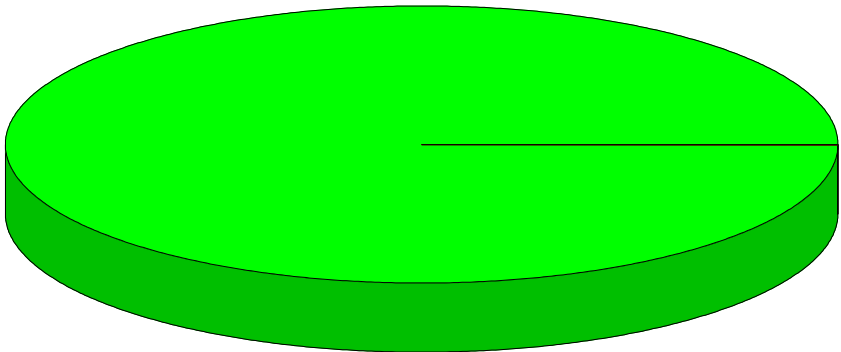
		TOTAL				
		Mar 25	Jan - Mar 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
Fees						
Taxes						
Current Year Taxes		106,538.48	152,425.83	459,010.00	-306,584.17	33.21%
Sppecific Ownership Tax		3,396.87	7,529.13	32,131.00	-24,601.87	23.43%
Total Taxes		109,935.35	159,954.96	491,141.00	-331,186.04	32.57%
Total Fees		109,935.35	159,954.96	491,141.00	-331,186.04	32.57%
Total Income		109,935.35	159,954.96	491,141.00	-331,186.04	32.57%
Gross Profit		109,935.35	159,954.96	491,141.00	-331,186.04	32.57%
Expense						
Due to District 2 - Taxes		108,337.26	157,668.56	506,358.00	-348,689.44	31.14%
Treasurer's Collection Fee		1,598.09	2,286.40	6,885.00	-4,598.60	33.21%
Total Expense		109,935.35	159,954.96	513,243.00	-353,288.04	31.17%
Net Ordinary Income		0.00	0.00	-22,102.00	22,102.00	0.0%
Net Income		0.00	0.00	-22,102.00	22,102.00	0.0%

Income and Expense by Month
January through March 2025

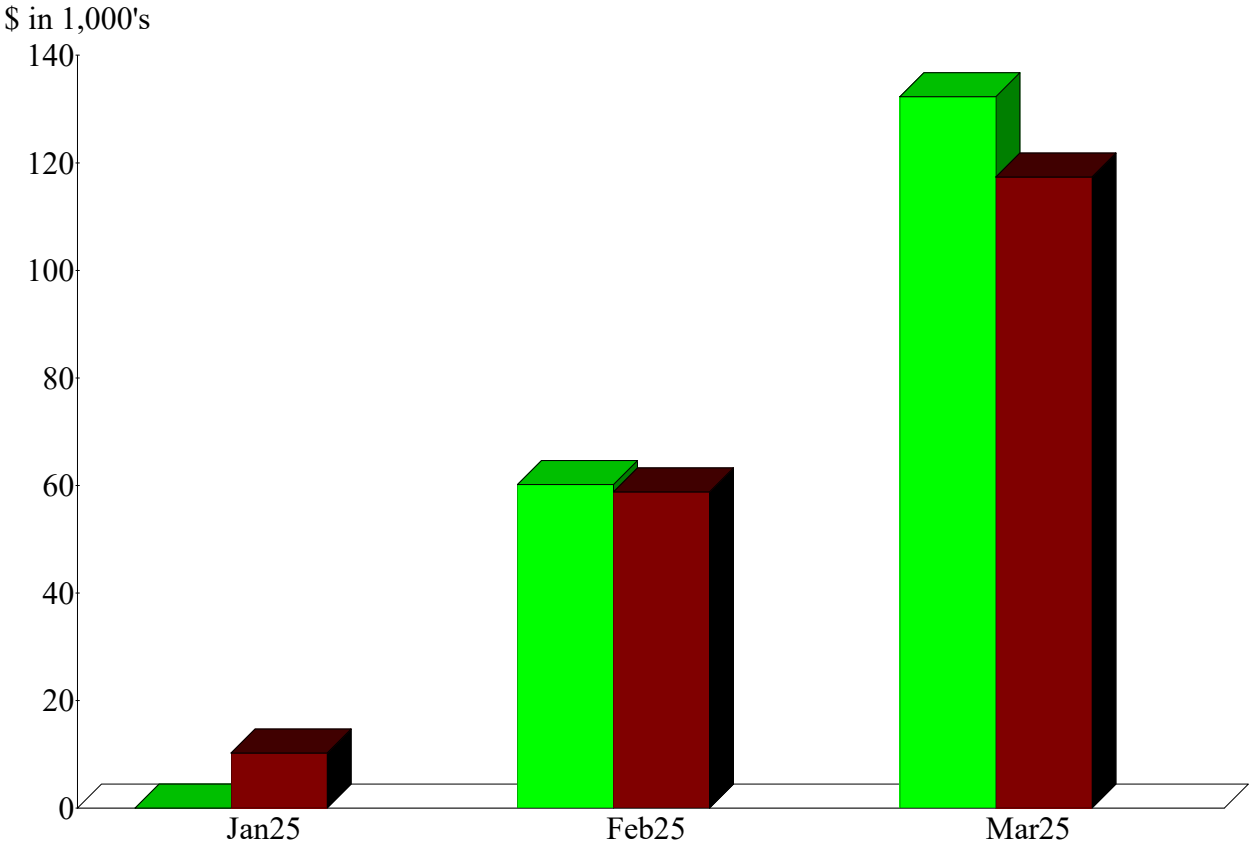


Income Summary
January through March 2025

Fees	99.99%
Reimbursements	0.01
Total	\$192,490.60

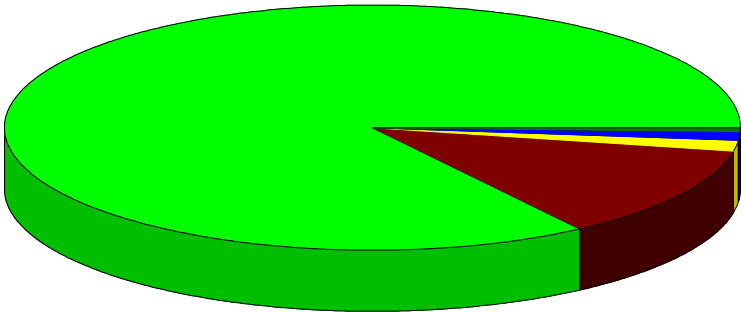


Income and Expense by Month January through March 2025



Expense Summary January through March 2025

Due to District 2 - Taxes	84.58%
Professional Fees	12.57
Treasurer's Collection Fee	1.48
Insurance	1.18
Dues and Subscriptions	0.20
Total	\$186,415.84





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Woodmen Heights Metropolitan District #1
GENERAL FUND ACCOUNT
4/16/2025

Company	Invoice	Date	Amount	Comments
White Bear Ankele Tanka Waldron	39978	3./31/2025	\$ 1,714.94	
			<u>\$ 1,714.94</u>	

Woodmen Heights Metropolitan District, Director

Eastern Colorado Before Payables	\$ 78,515.87
Payables for this month	<u>\$ (1,714.94)</u>
Easter Colorado After Payables	\$ 76,800.93

Woodmen Heights Metropolitan District #2
GENERAL FUND ACCOUNT
4/15/2025

Company	Invoice	Date	Amount	Comments
CCSVarios	40125	4/1/2025	\$ 2,465.83	
Colorado Springs Utilities	9103089066	4/7/2025	\$ 1,624.55	Auto Pay
El Paso County Treasurer	R5304211037	1/30/2025	\$ 336.91	
El Paso County Treasurer	R5304210040	1/30/2025	\$ 11.61	
El Paso County Treasurer	R5304307105	1/30/2025	\$ 2,306.58	
El Paso County Treasurer	R5304307106	1/30/2025	\$ 762.52	
Fisk Lawnsapes	654352	1/8/2025	\$ 469.00	
Peak Fencing	3416	4/11/2025	\$ 2,280.50	
Special District Association	2025	2/21/2025	\$ 1,237.50	
Weisburg Landscape Maintenance	59459	3/18/2025	\$ 604.31	
Weisburg Landscape Maintenance	59468	3/19/2025	\$ 117.00	
Weisburg Landscape Maintenance	59489	3/31/2025	\$ 12,780.00	
Weisburg Landscape Maintenance	59490	3/31/2025	\$ 2,010.00	
Weisburg Landscape Maintenance	59619	3/31/2025	\$ 1,065.00	
Weisburg Landscape Maintenance	59631	3/24/2025	\$ 380.00	
Weisburg Landscape Maintenance	59639	3/24/2025	\$ 234.00	
Weisburg Landscape Maintenance	59659	3/31/2025	\$ 8,652.00	
Weisburg Landscape Maintenance	59756	4/30/2025	\$ 12,780.00	
Weisburg Landscape Maintenance	59757	4/30/2025	\$ 2,130.00	
Weisburg Landscape Maintenance	59759	4/30/2025	\$ 1,065.00	
White Bear Ankele Tanaka & Waldron	40011	3/31/2025	\$ 5,340.56	
WSDM District Managers	705	3/31/2025	\$ 11,020.28	
TOTAL			\$ 69,673.15	

BOND FUND ACCOUNT

Company	Date	Amount	Comments
PNC			
El Paso County Taxes :DISTRICT 2	4/10/2025	\$ 102,977.12	Mar Pledged Revenue
El Paso County Taxes :DISTRICT 3	4/10/2025	\$ 32,874.49	Mar Pledged Revenue
TOTAL		\$ 135,851.61	

\$ 205,524.76

Woodmen Heights Metropolitan District, Director

Eastern Colorado Before Payables	\$	1,630,035.55
Payables	\$	(205,524.76)
Needed to Fund Payables	\$	1,424,510.79

Woodmen Heights Metropolitan District #3
GENERAL FUND ACCOUNT
4/16/2025

Company	Invoice	Date	Amount	Comments
SDA	2025	2/21/2025	\$ 381.96	
White Bear Ankele Tanka Waldron	40012	3/31/2025	\$ 2,094.84	
WSDM District Managers	706	3/31/2025	\$ 5,000.00	
TOTAL			\$ 7,476.80	

Woodmen Heights Metropolitan District, Director

\$ 7,476.80

The Eastern Colorado Bank	\$ 147,756.53
Payables	\$ (7,476.80)
The Eastern Colorado Bank After Payables	<u>\$ 140,279.73</u>



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MEMORANDUM

TO: WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2 & NO. 3
FROM: REBECCA HARRIS, DISTRICT MANAGER
SUBJECT: TALLGRASS AT THE RANCH FIL NO. 1 TAX REIMBURSEMENT
DATE: APRIL 29, 2025
CC: SEAN ALLEN, LEGAL COUNSEL

Tallgrass at the Ranch Filling No. 1 (parcel ID: 53092-01-034) consists of a multi-family structure. In the initial platting phase, the developer requested to exclude District No. 3 and include it in District No. 2. After the review and approval were completed, the parcel was included in District No. 2; however, the legal description provided to exclude District No. 3 was incorrect and, therefore, never excluded.

The property owner has requested a refund for the taxes being paid into District No. 3, as they were intended to be excluded initially and would not have been collected.

Below is a breakdown of the historical cost collected in property taxes that were paid to District No. 3, as well as, a billed amount to be paid in 2025 for the 2024 tax year that will need to be refunded once payment is made.

2024 collection (based on 2023 assessment)	\$23,785.97
2025 collection (based on 2024 assessment)	\$71,961.74
TOTAL (after this year's collection)	\$95,747.37

The property owner will provide a receipt and proof of payment once the payment has been made to District No. 3 for the current tax collection year, at which time we would like to reimburse them.

El Paso County does not have a way to remove that portion from its current owed balance without a larger impact on its accounting process. The most efficient way is to have the District refund once collection is made.

El Paso County - Colorado

5309201034

8112 DAISY FIELD GRV, 8124 DAISY FIELD GRV, 8136 DAISY FIELD GRV, 8148 DAISY FIELD GRV, 8208 DAISY FIELD GRV, 8220 DAISY FIELD GRV, 7353 GENTLE RAIN HTS, 7354 GENTLE RAIN HTS, 7453 GENTLE RAIN HTS, 7330 SOLACE FOREST VW, 7351 SOLACE FOREST VW, 8073 CHARDONNAY GRV, 8214 PEONY HTS, 8255 PEONY HTS, 8274 PEONY HTS, 8217 FREESIA PT, 8277 FREESIA PT, 7333 GENTLE RAIN HTS, 8121 GRANDIOSE HTS, 8160 GRANDIOSE HTS, 8221 GRANDIOSE HTS, 8260 GRANDIOSE HTS, 8281 GRANDIOSE HTS, 8155 PEONY HTS, 8232 DAISY FIELD GRV, 8244 DAISY FIELD GRV, 8256 DAISY FIELD GRV, 8268 DAISY FIELD GRV, 8280 DAISY FIELD GRV, 8292 DAISY FIELD GRV

Total Market Value
\$36,340,612

OVERVIEW

Owner:	SOLACE WOODMEN OWNER LLC
Mailing Address:	510 S NEIL ST CHAMPAIGN IL 61820-5220
Location:	8112 DAISY FIELD GRV, 8124 DAISY FIELD GRV, 8136 DAISY FIELD GRV, 8148 DAISY FIELD GRV, 8208 DAISY FIELD GRV, 8220 DAISY FIELD GRV, 7353 GENTLE RAIN HTS, 7354 GENTLE RAIN HTS, 7453 GENTLE RAIN HTS, 7330 SOLACE FOREST VW, 7351 SOLACE FOREST VW, 8073 CHARDONNAY GRV, 8214 PEONY HTS, 8255 PEONY HTS, 8274 PEONY HTS, 8217 FREESIA PT, 8277 FREESIA PT, 7333 GENTLE RAIN HTS, 8121 GRANDIOSE HTS, 8160 GRANDIOSE HTS, 8221 GRANDIOSE HTS, 8260 GRANDIOSE HTS, 8281 GRANDIOSE HTS, 8155 PEONY HTS, 8232 DAISY FIELD GRV, 8244 DAISY FIELD GRV, 8256 DAISY FIELD GRV, 8268 DAISY FIELD GRV, 8280 DAISY FIELD GRV, 8292 DAISY FIELD GRV
Tax Status:	Taxable
Zoning:	MX-M AO
Plat No:	R14899
Legal Description:	LOT 1 TALLGRASS AT THE RANCH FIL NO 1

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$5,840,612	\$391,320
Improvement	\$30,500,000	\$2,043,500
Total	\$36,340,612	\$2,434,820

LAND DETAILS

SEQUENCE NUMBER	LAND USE	ASSESSMENT RATE	AREA	MARKET VALUE
1	MULTI-UNITS (9 & UP)	6.700	17.19 Acres	\$5,840,612

BUILDING DETAILS

MULTIPLE - RESIDENTIAL (1) MARKET VALUE \$30,500,000

Assessment Rate	6.7	Sprinkler	Y
Bldg #	1	Elevator	-
Use	MULTIPLE - RESIDENTIAL	Occup 1	352
Year Built	2023	Occup 2	-
Area	27950	HVA 1	Complete HVAC
Class	D	HVA 2	-
Quality	Good	Wall Height	10
Stories	3	Land Size	-
Perimeter	1581	Neigh #	207
# Units	-		
Market Value \$30,500,000			

SALES HISTORY

SALE DATE		SALE PRICE	SALE TYPE	RECEPTION
+	04/01/2022	\$8,192,764	Vacant Land; Multiple Properties	222046250
Schedule No	5309201034	Reception	222046250	
Book	-	Page	-	
Balloon	No	PP/Good Will	\$0	
Related Parties	-	Trade/Exch	\$0	
Condition	Average	Term	Month(s): 0	
Financing	New 0% Fixed	Amt. Financed	\$0	
Down Pmt	\$0	Doc Type	WARRANTY DEED	
Grantee	SOLACE WOODMEN OWNER LLC	Grantor	MW COLORADO SPRINGS LLC	
+	02/08/2022	\$0	-	222018882
Schedule No	5309201034	Reception	222018882	
Book	-	Page	-	
Balloon	-	PP/Good Will	\$0	
Related Parties	-	Trade/Exch	-	
Condition	-	Term	Month(s): 0	
Financing	New 0% Fixed	Amt. Financed	\$0	
Down Pmt	\$0	Doc Type	AFFIDAVIT	
Grantee	MW COLORADO SPRINGS LLC, YOKOM ERIC L	Grantor	YOKOM ERIC L	
+	01/13/2022	\$0	-	222714899
Schedule No	5309201034	Reception	222714899	
Book	-	Page	-	
Balloon	-	PP/Good Will	\$0	
Related Parties	-	Trade/Exch	-	
Condition	-	Term	Month(s): 0	
Financing	New 0% Fixed	Amt. Financed	\$0	
Down Pmt	\$0	Doc Type	PLAT	
Grantee	TALLGRASS AT THE RANCH FILING NO 1	Grantor	MW COLORAD SPRINGS LLC, TALLGRASS AT THE RANCH FILING NO 1	

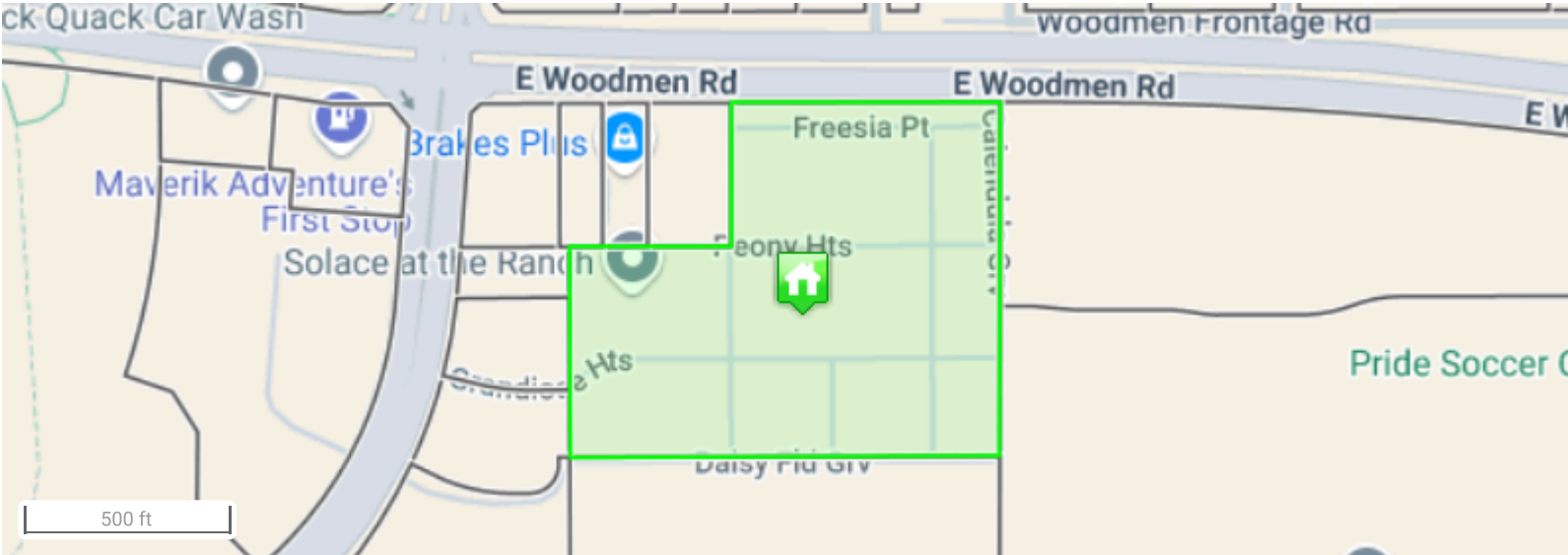
TAX ENTITY AND LEVY INFORMATION

Tax Area Code: **SNT** Levy Year: **2024** Mill Levy: **138.807**

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	6.985	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
CITY OF COLORADO SPRINGS	3.554	CITY OF CS-CFO	(719)385-5224
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
EL PASO COUNTY SCHOOL DISTRICT #49	45.565	HEATHER DIAZ	(719)495-1127
PIKES PEAK LIBRARY DISTRICT	3.140	RANDALL A GREEN	(719)531-6333
FALCON FIRE PROTECTION DISTRICT	14.886	TRENT HARWIG	(719)495-4050
SOUTHEASTERN COLO WATER CONSERVANCY DISTRICT	0.747	JAMES BRODERICK	(719)948-2400
EL PASO COUNTY CONSERVATION DISTRICT	0.000	MARIAH HUDSON	(719)600-4706
WOODMEN HEIGHTS METRO DISTRICT #2	34.000	WSDM MANAGERS	(719)447-1777
WOODMEN HEIGHTS METRO DISTRICT #3	29.600	WSDM MANAGERS	(719)447-1777

MAP SHEET

[Click to view Map Sheet 1](#)



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.



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From: [DeAnna Michelena](#)
To: [Rebecca Harris](#)
Cc: [Patricia Kessack](#); [DeAnna Michelena](#); [Heather Smith](#); [George Brackett](#)
Subject: Trails East HOA request for conveyance of parcels to Woodmen Heights District
Date: Sunday, March 30, 2025 8:33:13 AM

Dear Rebecca,

The Trails East Homeowners Association is requesting the conveyance of the maintenance and ownership of three Trails East parcels to the Woodmen Heights District. Here are links to the parcels (Tract E, B, and D):

Tract E - <https://property.spatialest.com/co/elpaso/#/property/5305218084>

Tract B - <https://property.spatialest.com/co/elpaso/#/property/5305218081>

Tract D - <https://property.spatialest.com/co/elpaso/#/property/5305218083>

We are requesting that the Metro Board consider and accept this request as their earliest convenience.

Regards,

Trails East HOA Board of Directors
DeAnna Michelena, President
Patricia Kessack, Vice President
George Brackett, Treasurer



MEMORANDUM

TO: TRAILS EAST HOME OWNER ASSOCIATION
FROM: REBECCA HARRIS, WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2, DISTRICT MANAGER
SUBJECT: HOW TO CONVEY TRACTS OVER TO THE METROPOLITAN DISTRICT
DATE: DECEMBER 31, 2025

To start the process of, or the HOA to discuss the option, to turn over the perimeter we would begin with these steps:

1. Written request from the Association: they would like to convey the Maintenance and Ownership responsibilities of the properties.
2. With this written request I would ask that you include a map marked up indicating the areas and their legal descriptions (see further below)
3. Then we would propose to the Metro Board to accept the conveyance request.
4. Then we would provide a Conveyance Agreement that each party will sign and this will include exhibits to indicate the property location and a quit claim deed that we can record.

*side note: that “funky area” on the east side is the responsibility of the Association according to the plat (attached)

Here are links to the various parcels that the Trails East HOA currently owns and has maintenance responsibility:

Tract E - <https://property.spatalest.com/co/elpaso/#/property/5305218084>

Tract B - <https://property.spatalest.com/co/elpaso/#/property/5305218081>

Tract D - <https://property.spatalest.com/co/elpaso/#/property/5305218083>

Tract A – is a Right Of way along Volmer that is dedicated to the City of CS

Tract C – is the private roads

