

# WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

## Special Board Meeting

Wednesday, July 23, 2025 – 10:30 am

119 N. Wahsatch Avenue  
Colorado Springs, Colorado 80903

- and -

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

United States: +1 (213) 463-4500

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
Jack Amberg	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
Jack Amberg	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 of Broussard – 30 Day Period for Oath of Office/Certificate of Appointment
5. Approval of the May 7, 2025, Joint Meeting Minutes (enclosure)
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 Resolution to Amend the 2024 Budget of Woodmen Heights Metropolitan District No. 2
    - ii. Review and consider adoption of Resolution to Amend the 2024 Budget of Woodmen Heights Metropolitan District No. 3
  - b. Review and consider acceptance of the 2024 Audit Presentation and Management Representation Letter (under separate cover)
  - c. Consider Approval of Unaudited Financial Statements as of June 30, 2025 (enclosure)
  - d. Ratify and consider Approval of Payables through July 23, 2025 (enclosure)
7. 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 Acceptance Conditions and Maintenance
  - d. Discuss Trails East Conveyance request and District's acceptance conditions
  - e. Discuss off leash dog issues and consider approval for a sign install at Cumbre Vista Park
  - f. Ratify approval for Backflow repair in Trails at Forest Meadows (under separate cover)
8. Development Updates
- a. Discuss Miller Down Development
  - b. 4 pending commercial projects, 1 pending single-family, and 3 pending annexation
    - i. Tutt boulevard Townhomes collection
9. Public Comment (for items not already on the agenda)
10. Legal
- a. Review and consider approval of 2025 Joint Administrative Resolution (enclosure)
  - b. 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)
11. Adjourn:
- a. Next Meeting Date – August 6, 2025, at 1:30pm

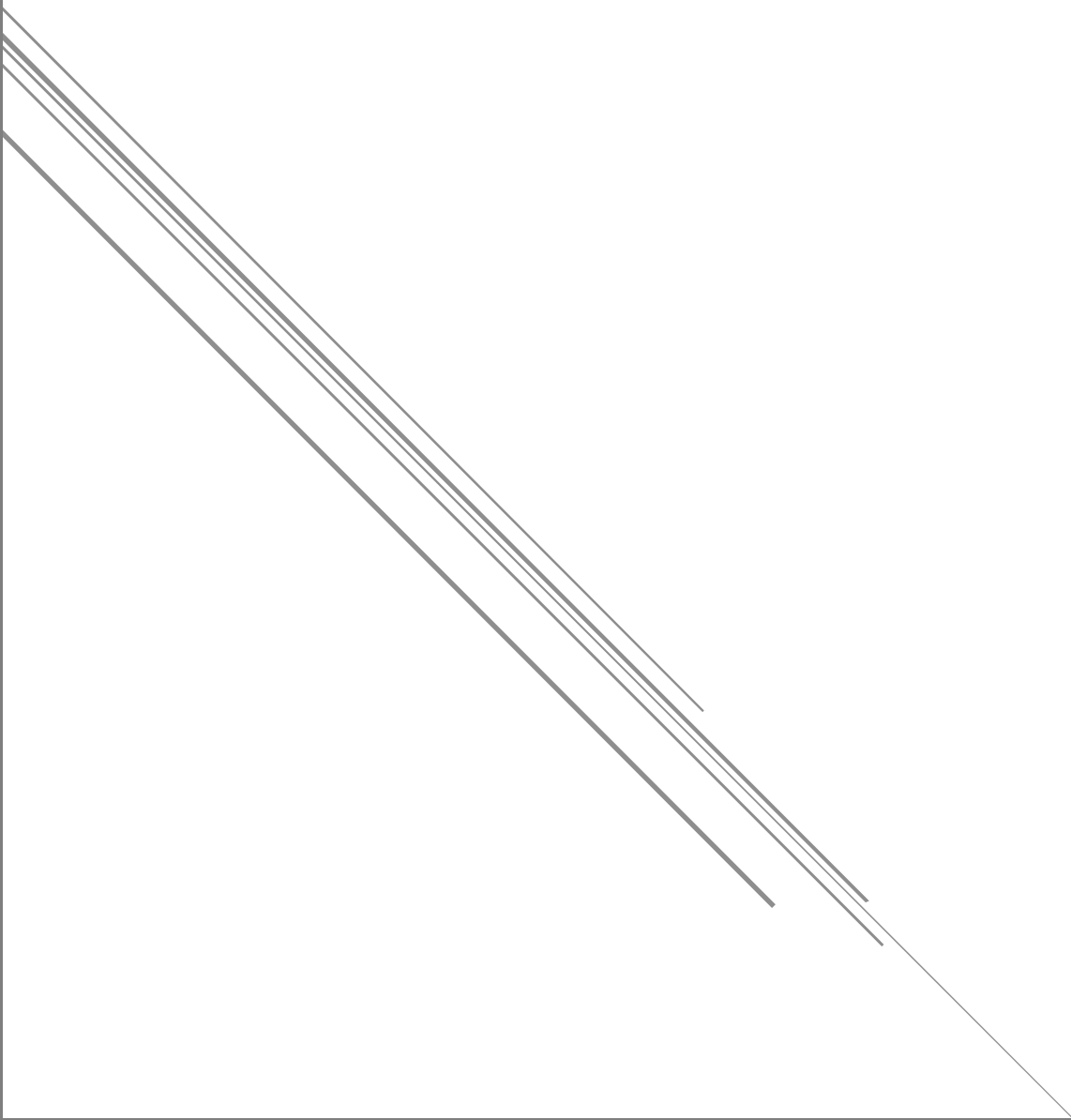
## NOTICE OF REGULAR MEETINGS

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 special meeting at 10:30 a.m. on Wednesday, the 23<sup>rd</sup> day of July 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 THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 1 - 3  
HELD MAY 7, 205  
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.

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Submitted by: Recording Secretary

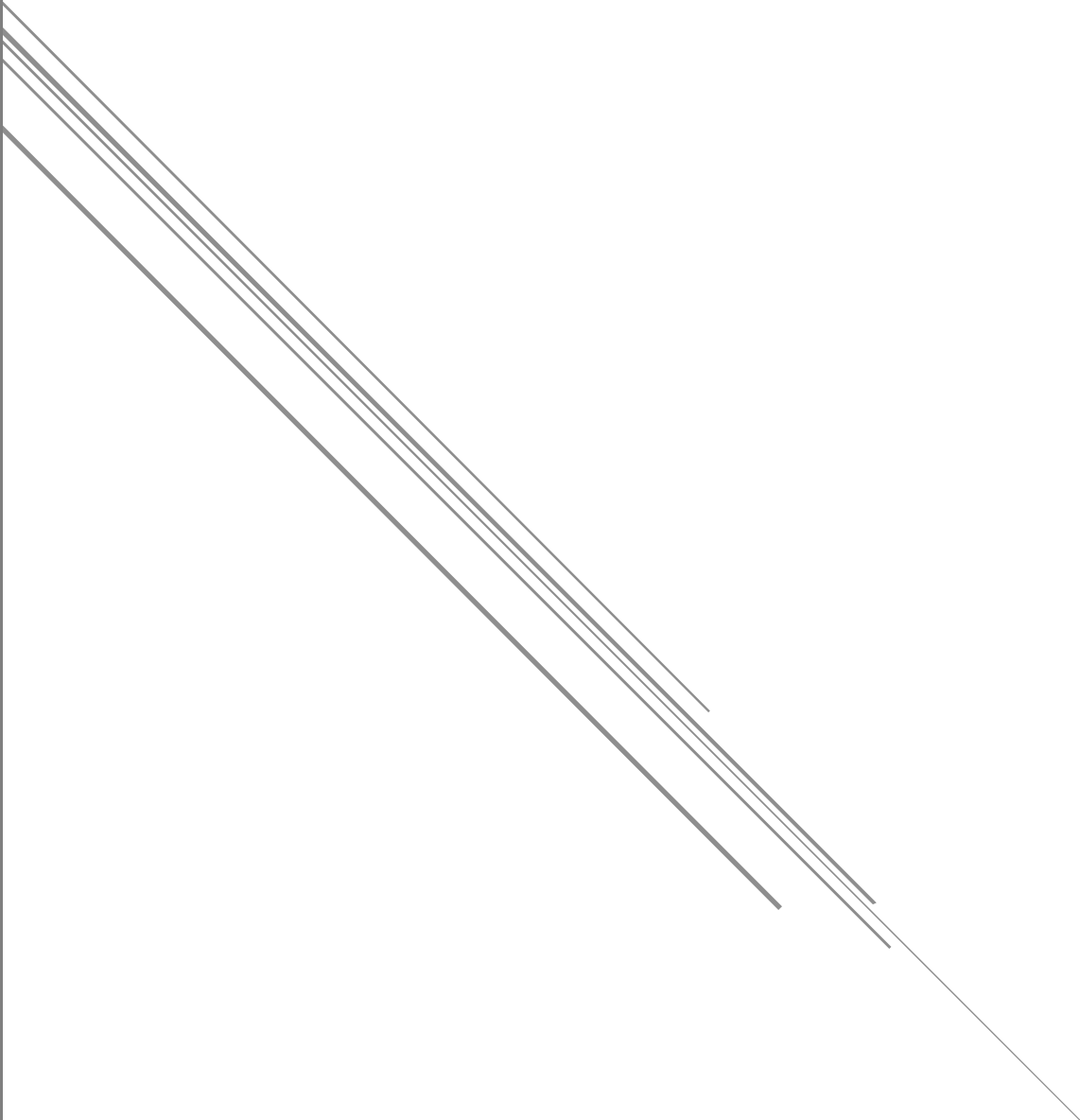
THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 7, 2025, MEETING MINUTES OF THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS 1 – 3.

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Approved by: Secretary of the Board



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## Woodmen Heights Metropolitan District #1

## Balance Sheet

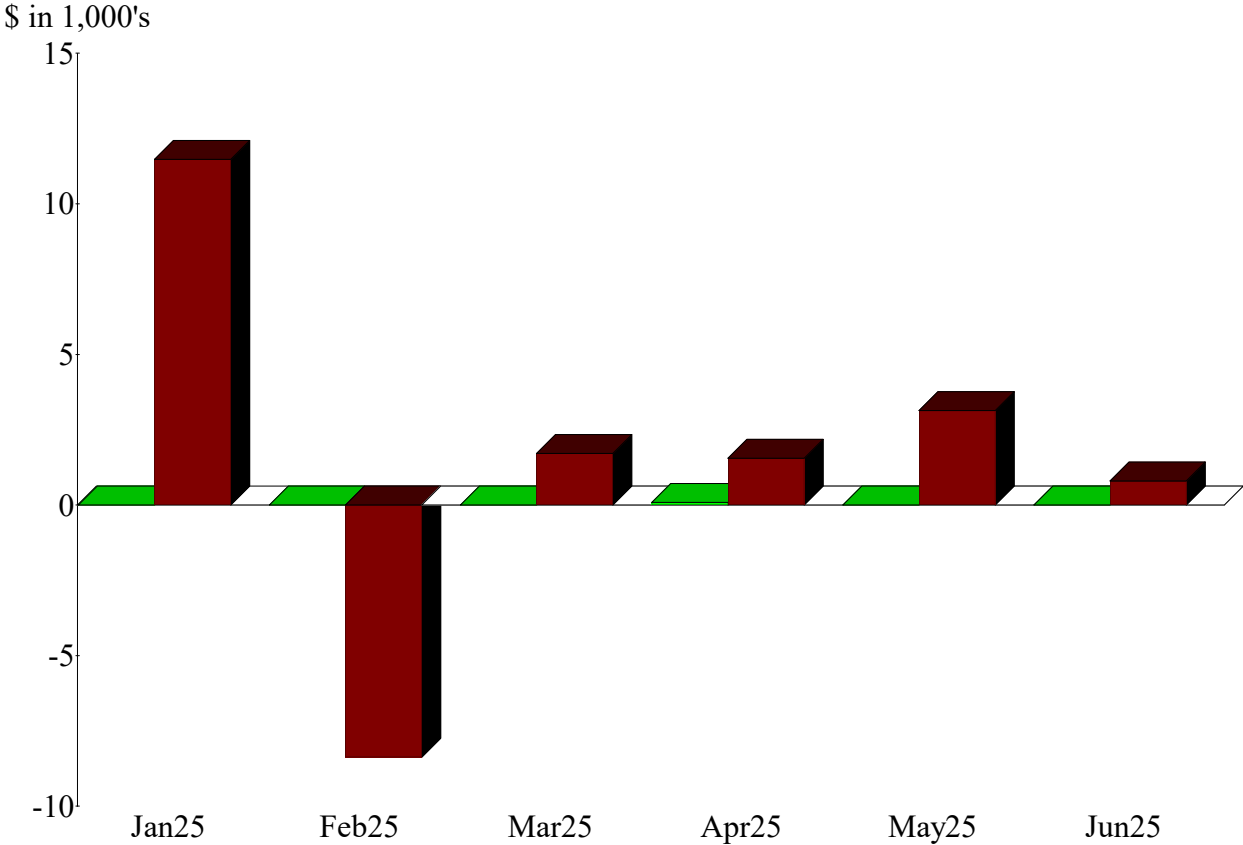
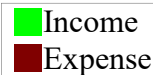
As of June 30, 2025

	Jun 30, 25
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Eastern Colorado Bank Checking	72,096.31
Total Checking/Savings	72,096.31
Total Current Assets	72,096.31
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
<b>TOTAL ASSETS</b>	<b>630,959.99</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	1,056.29
Total Accounts Payable	1,056.29
Total Current Liabilities	1,056.29
Long Term Liabilities	
Due to Other Governments	289,547.00
Total Long Term Liabilities	289,547.00
Total Liabilities	290,603.29
Equity	
3000 · Opening Balance Equity	712,448.11
3910 · Retained Earnings	-361,856.39
Net Income	-10,235.02
Total Equity	340,356.70
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>630,959.99</b>

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

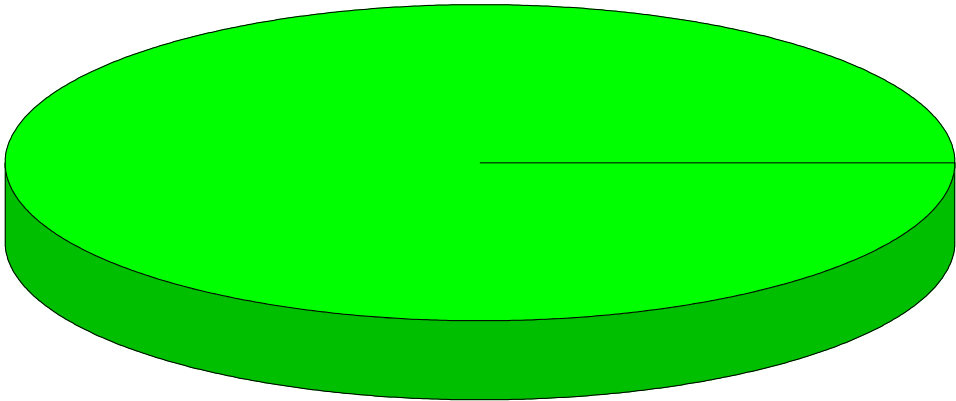
	TOTAL				
	Jun 25	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Taxes	0.00	90.10			
Total Fees	0.00	90.10			
Total Income	0.00	90.10			
Gross Profit	0.00	90.10			
Expense					
6160 · Dues and Subscriptions	0.00	250.20	300.00	-49.80	83.4%
6180 · Insurance	0.00	250.00	1,500.00	-1,250.00	16.67%
6570 · Professional Fees					
6572 · Legal Fees	806.09	9,824.92	15,000.00	-5,175.08	65.5%
Total 6570 · Professional Fees	806.09	9,824.92	15,000.00	-5,175.08	65.5%
Total Expense	806.09	10,325.12	16,800.00	-6,474.88	61.46%
Net Ordinary Income	-806.09	-10,235.02	-16,800.00	6,564.98	60.92%
Net Income	-806.09	-10,235.02	-16,800.00	6,564.98	60.92%

Income and Expense by Month  
January through June 2025



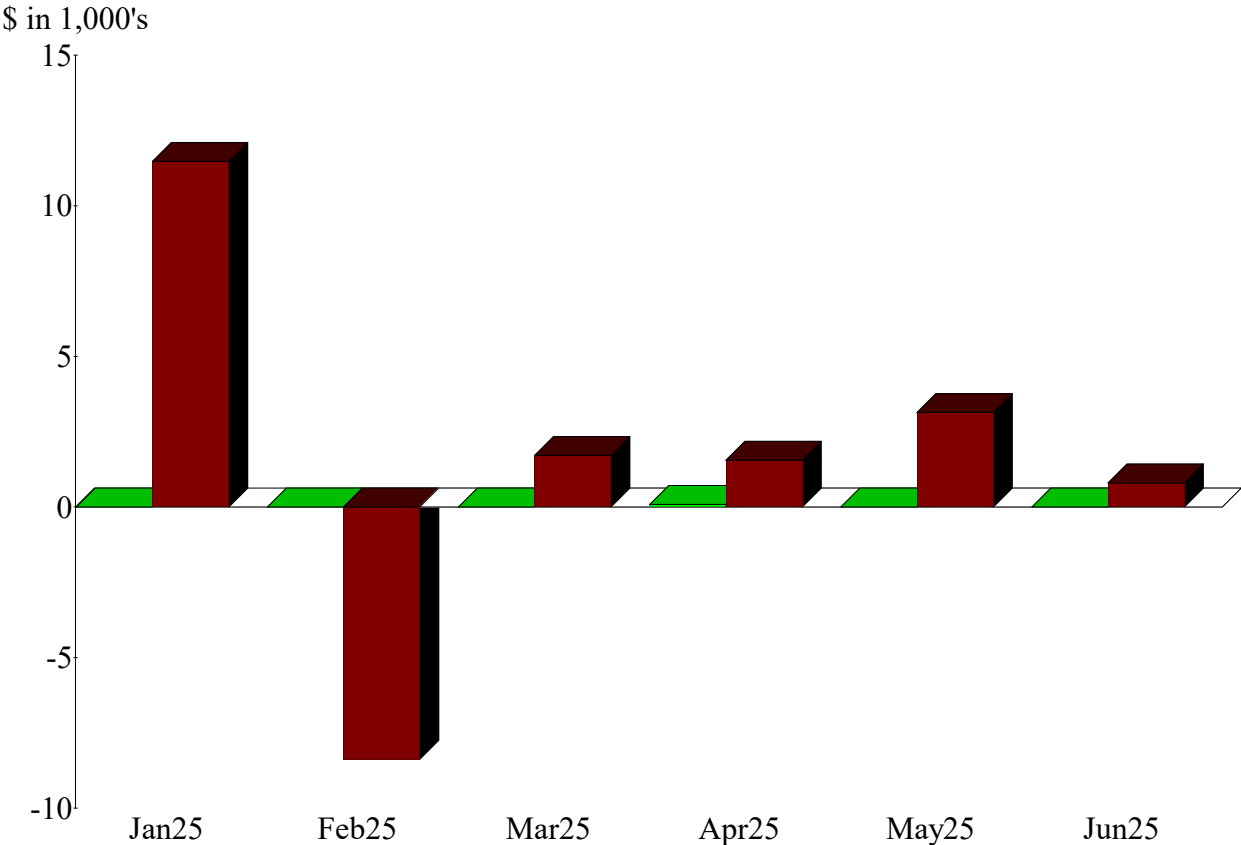
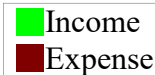
Income Summary  
January through June 2025

Fees	100.00%
Total	\$90.10



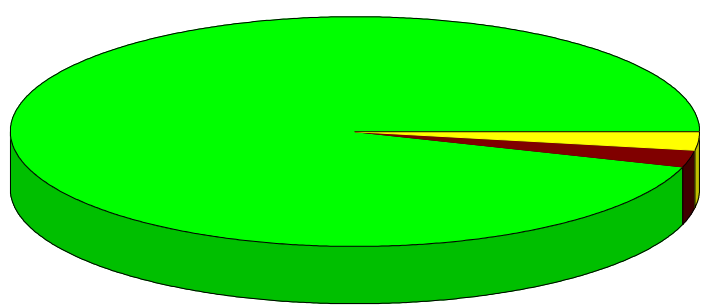
By Account

Income and Expense by Month  
January through June 2025



Expense Summary  
January through June 2025

6570 · Professional Fees	95.16%
6160 · Dues and Subscriptions	2.42
6180 · Insurance	2.42
Total	\$10,325.12



By Account

## Woodmen Heights Metropolitan District #2

## Balance Sheet

As of June 30, 2025

	Jun 30, 25
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
ECB - Operating	1,526,187.78
1112 · PNC Bank Reserve 9339	1,211,434.93
1111 · PNC Bank Loan 9048	1,462,559.44
UMB 2020B-1 Bond 394.1	1,846,300.53
UMB 2020B-1 Reserve 394.2	733,689.52
UMB 2020B-1 Surplus 394.3	771,012.81
UMB 2020B-2 Bond Fund 395.1	1,706,775.70
Total Checking/Savings	9,257,960.71
Accounts Receivable	
1210 · Accounts Receivable	100,090.13
1230 · Property Taxes Receivable	1,850,988.24
Total Accounts Receivable	1,951,078.37
Total Current Assets	11,209,039.08
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
<b>TOTAL ASSETS</b>	<b>15,604,612.96</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	19,967.80
Total Accounts Payable	19,967.80
Other Current Liabilities	
2022 · Deferred Property Tax Rev	1,883,265.12
2031 · Interest Payable - 2020B1	273,601.00
2032 · Interest Payable - 2020B2	1,713,854.00
Total Other Current Liabilities	3,870,720.12
Total Current Liabilities	3,890,687.92
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	48,634,688.92
Equity	
3910 · Retained Earnings	-34,995,254.51
Net Income	1,965,178.55
Total Equity	-33,030,075.96
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>15,604,612.96</b>

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

	TOTAL				
	Jun 25	Jan - Jun 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	36,097.43	562,550.20	948,559.00	-386,008.80	59.31%
Specific Ownership Tax	7,461.95	37,618.36	66,399.00	-28,780.64	56.66%
Delinquent Interest	281.11	293.66			
Prior Year Tax	291.24	291.24			
Prior Year Abatement	0.00	-316.73			
Abatement Interest	0.00	-2.47			
Total Taxes	44,131.73	600,434.26	1,014,958.00	-414,523.74	59.16%
Fees - Other	159.95	4,158.70			
Total Fees	44,291.68	604,592.96	1,034,958.00	-430,365.04	58.42%
Total Income	44,291.68	604,592.96	1,034,958.00	-430,365.04	58.42%
Gross Profit	44,291.68	604,592.96	1,034,958.00	-430,365.04	58.42%
Expense					
Contingency	0.00	0.00	50,000.00	-50,000.00	0.0%
Copies & Postage	0.00	32.28	300.00	-267.72	10.76%
Directors Fees	0.00	1,400.00	6,000.00	-4,600.00	23.33%
Dues and Subscriptions	0.00	1,237.50	1,500.00	-262.50	82.5%
Election	133.25	280.85	10,000.00	-9,719.15	2.81%
Fees Due					
Storm Water	1,230.49	12,982.22	50,000.00	-37,017.78	25.96%
Total Fees Due	1,230.49	12,982.22	50,000.00	-37,017.78	25.96%
Insurance	0.00	37,395.00	22,000.00	15,395.00	169.98%
Parks					
Aspen Meadows	0.00	31,182.98			
Parks - Other	0.00	3,000.00			
Total Parks	0.00	34,182.98			
Professional Fees					
Audit	10,550.00	10,550.00	10,550.00	0.00	100.0%
Construction Management	0.00	0.00	1,038,267.00	-1,038,267.00	0.0%
District Management	11,000.00	66,000.00	132,000.00	-66,000.00	50.0%
Landscaping Maintenance	23,430.00	183,120.25	450,000.00	-266,879.75	40.69%
Legal Fees	804.04	17,194.58	25,000.00	-7,805.42	68.78%
Total Professional Fees	45,784.04	276,864.83	1,655,817.00	-1,378,952.17	16.72%
Property Tax	0.00	4,815.96	0.00	4,815.96	100.0%
Repairs	0.00	3,131.88	50,000.00	-46,868.12	6.26%
Treasurer's Collection Fee	550.04	8,447.11	14,228.00	-5,780.89	59.37%
Utilities - Water	24,769.11	27,778.63			
Total Expense	72,466.93	408,549.24	1,859,845.00	-1,451,295.76	21.97%
Net Ordinary Income	-28,175.25	196,043.72	-824,887.00	1,020,930.72	-23.77%
Net Income	-28,175.25	196,043.72	-824,887.00	1,020,930.72	-23.77%

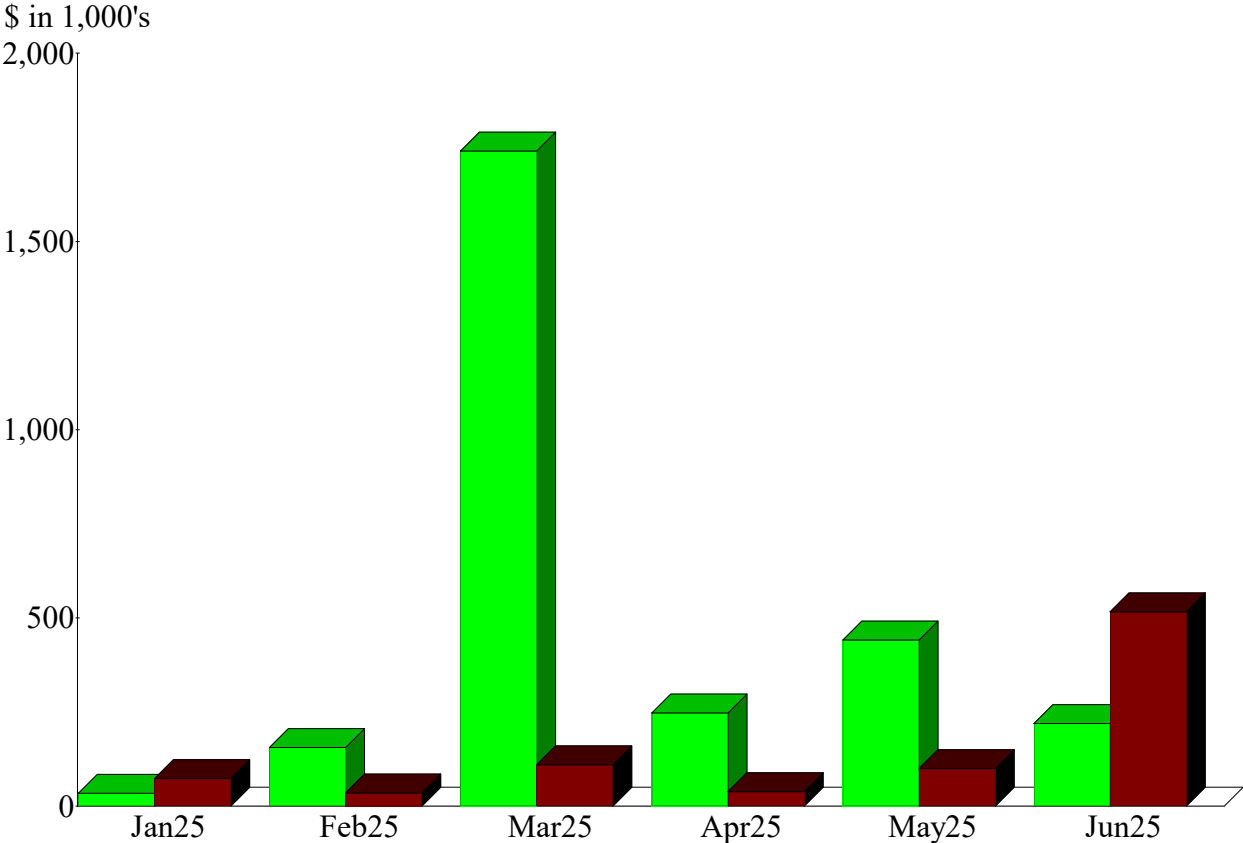
# Woodmen Heights Metropolitan District #2

## Profit & Loss Budget vs. Actual

January through June 2025

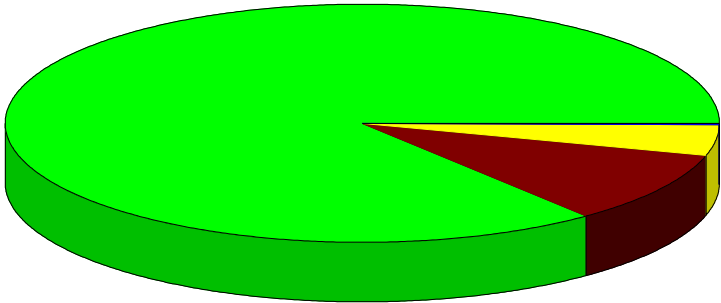
	TOTAL				
	Jun 25	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Due From District 3 - Taxes	0.00	281,240.61	506,358.00	-225,117.39	55.54%
<b>Fees</b>					
<b>Impact Fees</b>					
Impact Fees Res Multi	31,767.45	164,613.15	144,398.00	20,215.15	114.0%
Impact Fees Resiential	0.00	0.00	240,662.00	-240,662.00	0.0%
<b>Total Impact Fees</b>	31,767.45	164,613.15	385,060.00	-220,446.85	42.75%
<b>Taxes</b>					
Current Year Taxes	100,270.63	1,562,639.44	2,634,887.00	-1,072,247.56	59.31%
Specific Ownership Tax	20,727.65	104,495.45	184,442.00	-79,946.55	56.66%
Delinquent Interest	780.86	815.49			
Prior Year Tax	809.00	809.00			
Prior Year Abatement	0.00	-879.82			
Abatement Interest	0.00	-6.88			
<b>Total Taxes</b>	122,588.14	1,667,872.68	2,819,329.00	-1,151,456.32	59.16%
<b>Total Fees</b>	154,355.59	1,832,485.83	3,204,389.00	-1,371,903.17	57.19%
<b>Total Income</b>	154,355.59	2,113,726.44	3,710,747.00	-1,597,020.56	56.96%
<b>Gross Profit</b>	154,355.59	2,113,726.44	3,710,747.00	-1,597,020.56	56.96%
<b>Expense</b>					
<b>Interest Expense</b>					
Loan Interest	442,259.00	442,259.00	884,518.00	-442,259.00	50.0%
Interest Expense - Other	0.00	0.00	1,034,517.00	-1,034,517.00	0.0%
<b>Total Interest Expense</b>	442,259.00	442,259.00	1,919,035.00	-1,476,776.00	23.05%
Treasurer's Collection Fee	1,527.91	23,463.97	39,523.00	-16,059.03	59.37%
<b>Total Expense</b>	443,786.91	465,722.97	1,958,558.00	-1,492,835.03	23.78%
<b>Net Ordinary Income</b>	-289,431.32	1,648,003.47	1,752,189.00	-104,185.53	94.05%
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Interest Income	21,420.30	121,131.35	50,000.00	71,131.35	242.26%
<b>Total Other Income</b>	21,420.30	121,131.35	50,000.00	71,131.35	242.26%
<b>Net Other Income</b>	21,420.30	121,131.35	50,000.00	71,131.35	242.26%
<b>Net Income</b>	-268,011.02	1,769,134.82	1,802,189.00	-33,054.18	98.17%

Income and Expense by Month  
January through June 2025



Income Summary  
January through June 2025

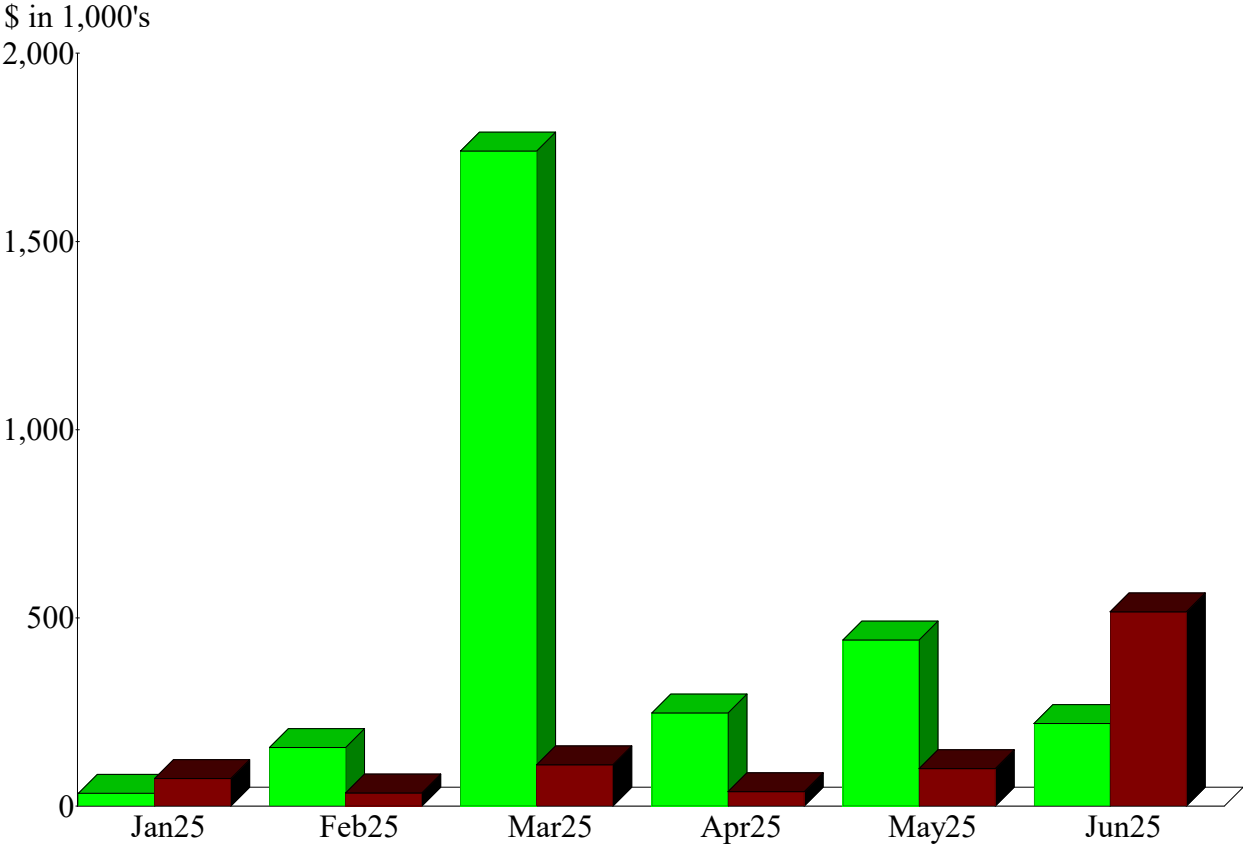
Fees	85.83%
Due From District 3 - Taxes	9.90
Interest Income	4.27
Other Income	0.01
Total	\$2,839,450.76



By Account

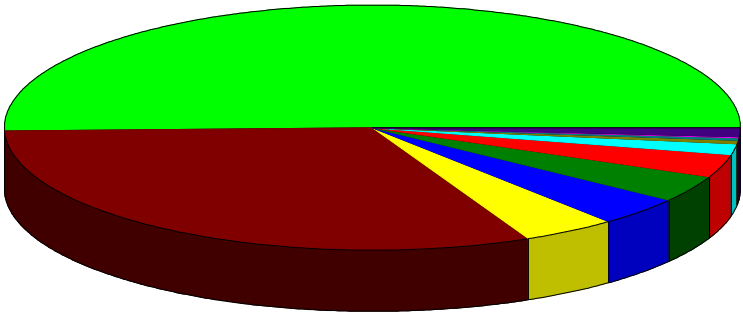


Income and Expense by Month  
January through June 2025



Expense Summary  
January through June 2025

Interest Expense	50.59%
Professional Fees	31.67
Insurance	4.28
Parks	3.91
Treasurer's Collection Fee	3.65
Utilities - Water	3.18
Fees Due	1.48
Property Tax	0.55
Repairs	0.36
Directors Fees	0.16
Other	0.18
Total	\$874,272.21



By Account

1:27 PM

07/17/25

Accrual Basis

## Woodmen Heights Metropolitan District #3

## Balance Sheet

As of June 30, 2025

	Jun 30, 25
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
ECB - Operating	194,642.44
Total Checking/Savings	194,642.44
Accounts Receivable	
1210 · Accounts Receivable	1,045.00
1235 · Property Taxes Receivable	147,065.87
Total Accounts Receivable	148,110.87
Total Current Assets	342,753.31
<b>TOTAL ASSETS</b>	<b>342,753.31</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	77,384.58
Total Accounts Payable	77,384.58
Other Current Liabilities	
2025 · Deferred Property Tax Rev	147,065.87
Total Other Current Liabilities	147,065.87
Total Current Liabilities	224,450.45
Total Liabilities	224,450.45
Equity	
3910 · Retained Earnings	128,568.16
Net Income	-10,265.30
Total Equity	118,302.86
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>342,753.31</b>

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

General Fund

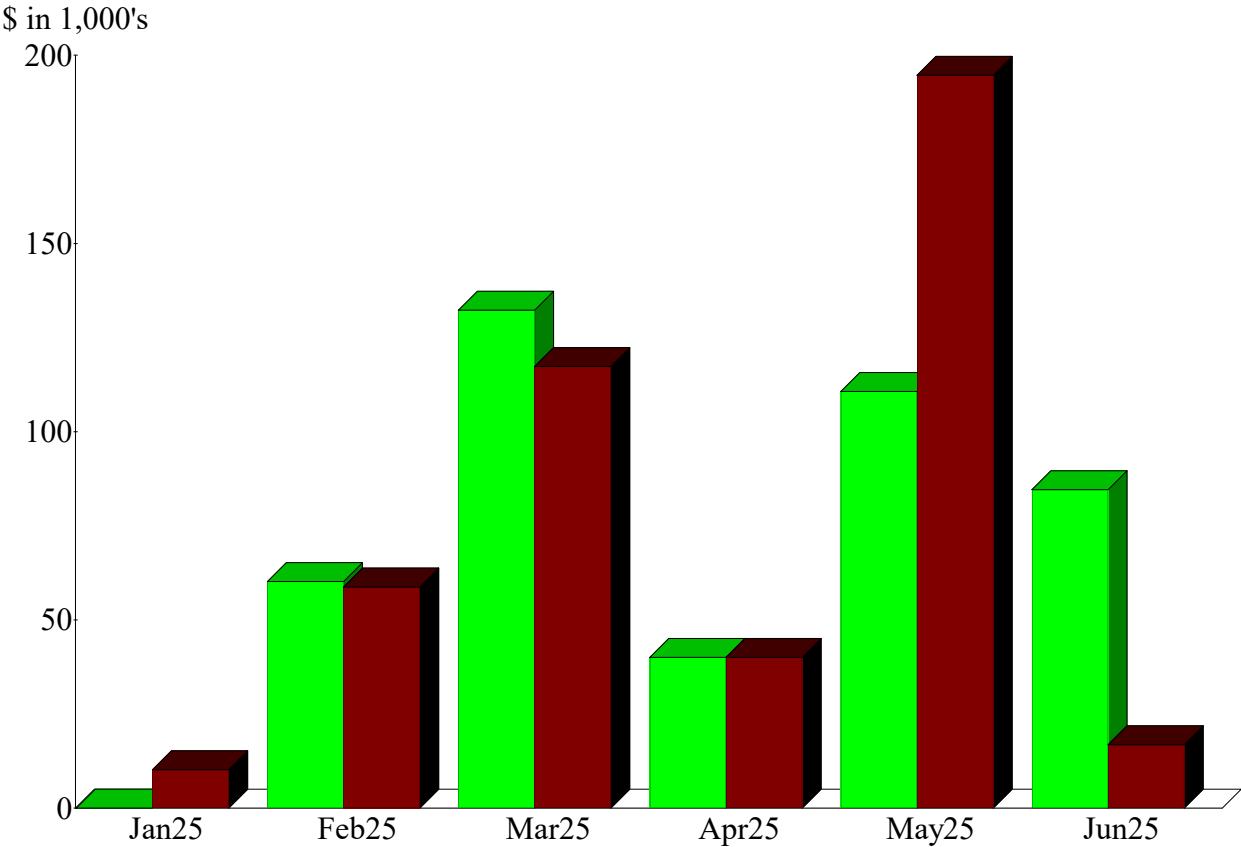
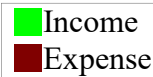
	TOTAL				
	Jun 25	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Facility Fees	0.00	0.00	40,000.00	-40,000.00	0.0%
Taxes					
Current Year Taxes	13,430.50	68,452.56	93,295.00	-24,842.44	73.37%
Specific Ownership Tax	733.92	3,699.93	6,531.00	-2,831.07	56.65%
Delinquent Interest	121.56	121.56			
Total Taxes	14,285.98	72,274.05	99,826.00	-27,551.95	72.4%
Total Fees	14,285.98	72,274.05	139,826.00	-67,551.95	51.69%
Reimbursements	0.00	24.47			
Total Income	14,285.98	72,298.52	139,826.00	-67,527.48	51.71%
Gross Profit	14,285.98	72,298.52	139,826.00	-67,527.48	51.71%
Expense					
Audit	10,275.00	10,275.00	10,275.00	0.00	100.0%
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	133.25	280.85	5,000.00	-4,719.15	5.62%
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	2,136.00	5,000.00	-2,864.00	42.72%
Professional Fees					
District Management	5,000.00	30,000.00	60,000.00	-30,000.00	50.0%
Legal Fees	289.59	12,000.51	15,000.00	-2,999.49	80.0%
Total Professional Fees	5,289.59	42,000.51	75,000.00	-32,999.49	56.0%
Property Tax Reimbursement	0.00	16,173.71			
Treasurer's Collection Fee	203.28	1,028.61	1,399.00	-370.39	73.53%
Total Expense	15,901.12	72,276.64	137,424.00	-65,147.36	52.59%
Net Ordinary Income	-1,615.14	21.88	2,402.00	-2,380.12	0.91%
Net Income	-1,615.14	21.88	2,402.00	-2,380.12	0.91%

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

Debt Service Fund

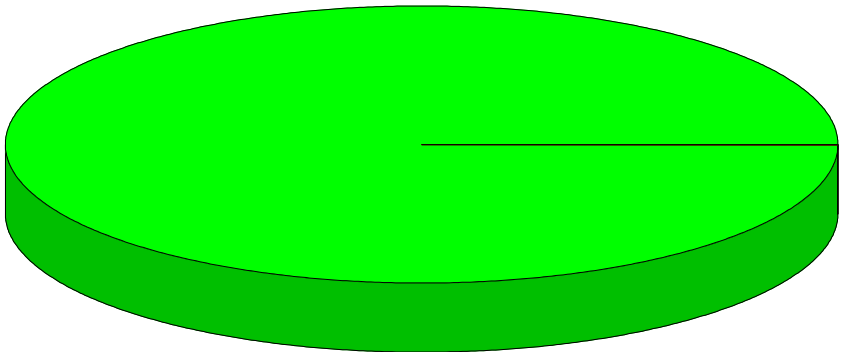
	TOTAL				
	Jun 25	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Taxes					
Current Year Taxes	66,078.05	336,786.57	459,010.00	-122,223.43	73.37%
Sppecific Ownership Tax	3,610.86	18,203.61	32,131.00	-13,927.39	56.65%
Delinquent Interest	598.06	598.06			
Total Taxes	70,286.97	355,588.24	491,141.00	-135,552.76	72.4%
Total Fees	70,286.97	355,588.24	491,141.00	-135,552.76	72.4%
Total Income	70,286.97	355,588.24	491,141.00	-135,552.76	72.4%
Gross Profit	70,286.97	355,588.24	491,141.00	-135,552.76	72.4%
Expense					
Due to District 2 - Taxes	0.00	281,240.61	506,358.00	-225,117.39	55.54%
Property Tax Reimbursement	0.00	79,574.00			
Treasurer's Collection Fee	1,000.14	5,060.81	6,885.00	-1,824.19	73.51%
Total Expense	1,000.14	365,875.42	513,243.00	-147,367.58	71.29%
Net Ordinary Income	69,286.83	-10,287.18	-22,102.00	11,814.82	46.54%
Net Income	69,286.83	-10,287.18	-22,102.00	11,814.82	46.54%

Income and Expense by Month  
January through June 2025



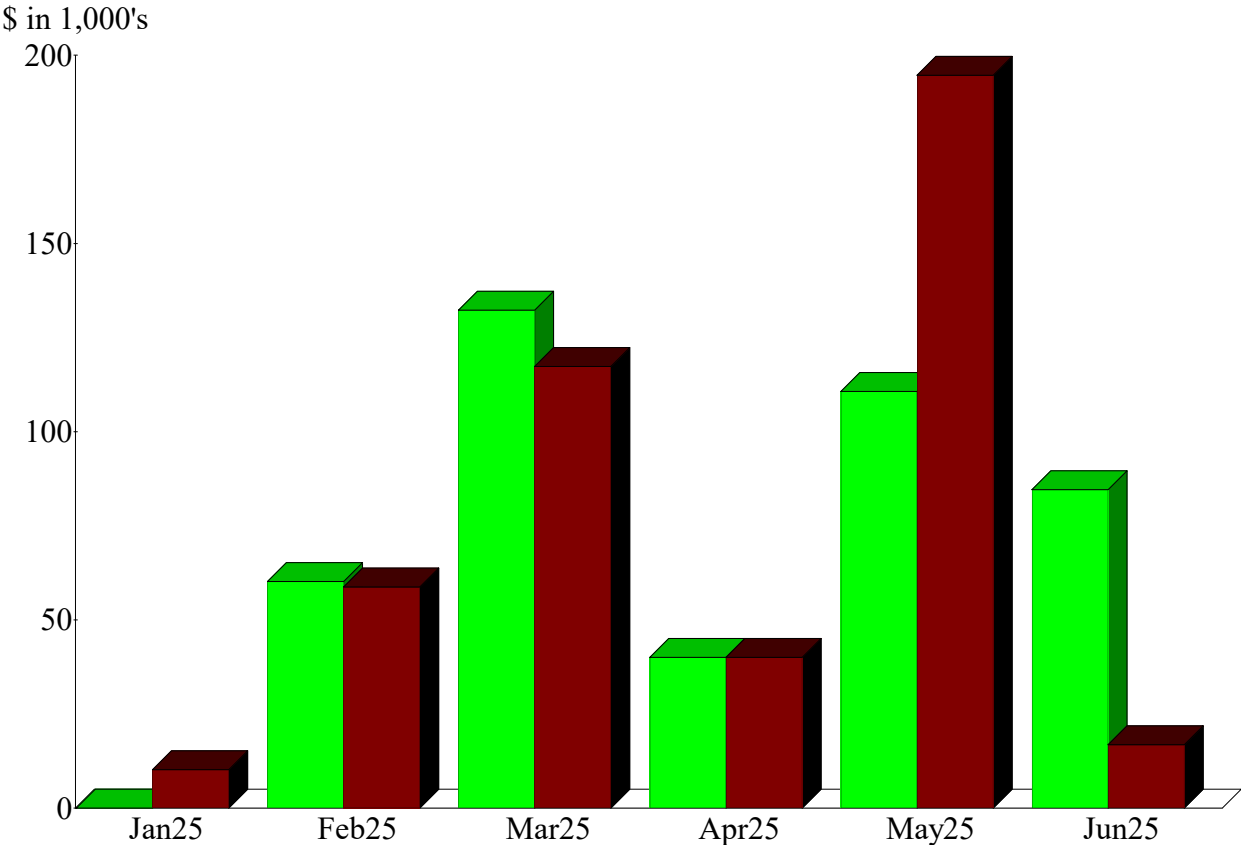
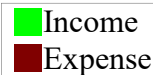
Income Summary  
January through June 2025

Fees	99.99%
Reimbursements	0.01
Total	\$427,886.76



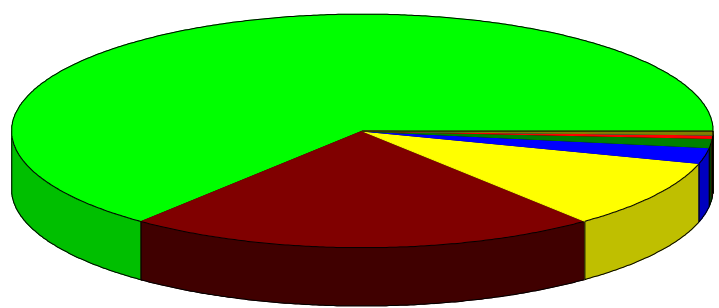
By Account

Income and Expense by Month  
January through June 2025



Expense Summary  
January through June 2025

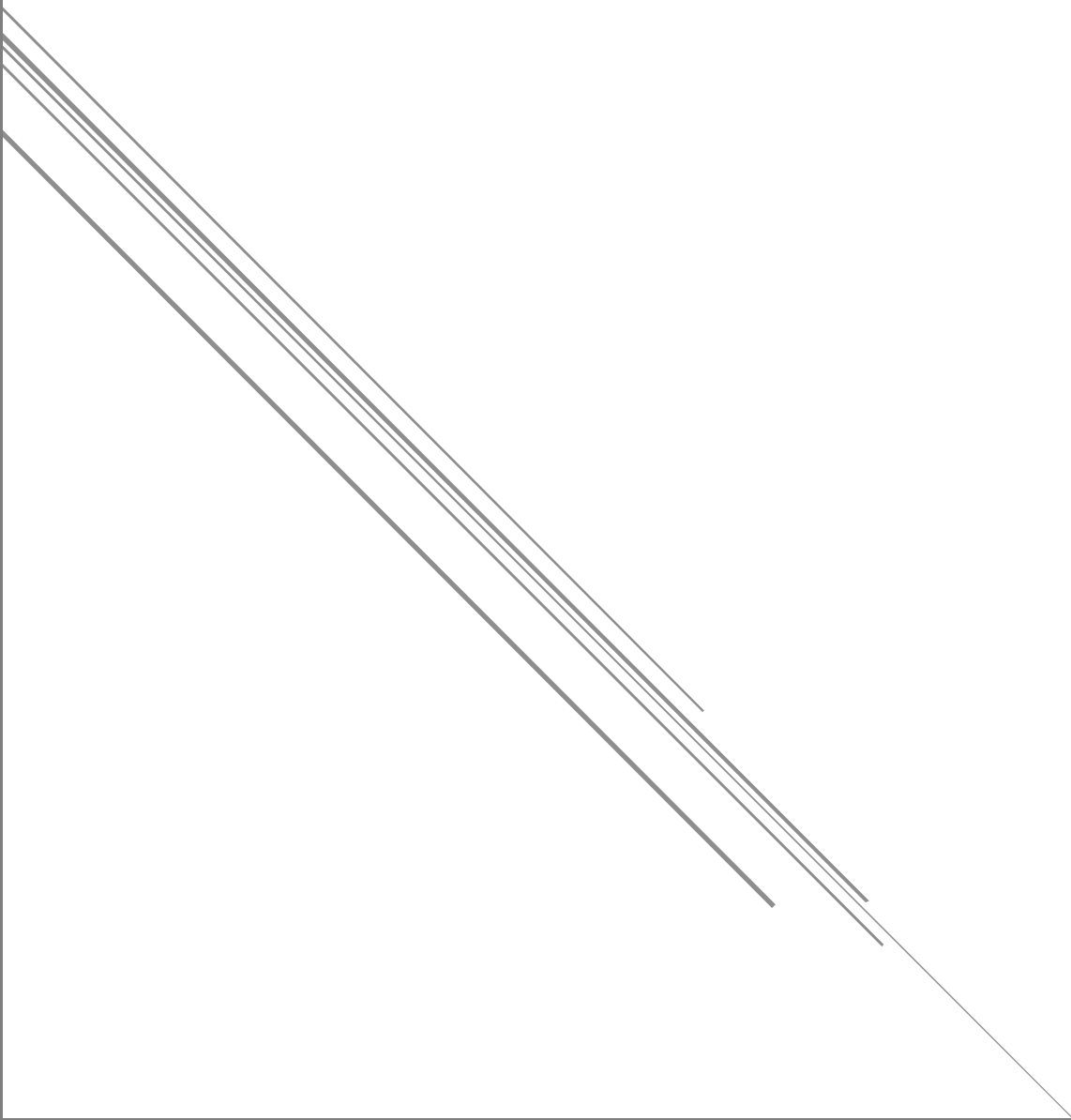
Due to District 2 - Taxes	64.19%
Property Tax Reimbursement	21.85
Professional Fees	9.59
Audit	2.35
Treasurer's Collection Fee	1.39
Insurance	0.49
Dues and Subscriptions	0.09
Election Expense	0.06
Total	\$438,152.06



By Account



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Woodmen Heights Metropolitan District No. 1  
c/o Walker Schooler District Mgr  
614 N Tejon St.  
Colorado Springs, CO 80903

Date: 06/30/2025  
Invoice No: 41943

## Summary of Professional Services

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If you have any questions about the amounts due, please contact our Finance Administrator, Amy Lakers, at [alakers@wbapc.com](mailto:alakers@wbapc.com) or call 303-858-1800.

Due to our current remote working situation, we are requesting that clients use electronic payments instead of writing and mailing us a paper check. Please reference the invoice #. Thank you.

Fortis Private Bank, Routing #107006428, Account #1010007753

Previous Balance	Current Fees	Expenses	Advances	Payments	Balance
710-0008 MEETINGS					
508.41	21.53	0.00	0.00	-185.53	\$344.41
710-0009 ELECTIONS					
289.05	79.95	0.00	0.00	-264.45	\$104.55
710-0011 DIRECTORS OATHS & BONDS					
2,406.70	135.30	0.00	0.00	-260.35	\$2,281.65
710-0012 CONFLICTS					
0.00	73.80	0.00	0.00	0.00	\$73.80
710-0013 INSURANCE					
311.61	0.00	0.00	0.00	-236.78	\$74.83
710-0018 DISTRICT MANAGEMENT					
43.57	21.53	0.00	0.00	-21.53	\$43.57



**Woodmen Heights Metropolitan District #2**  
**GENERAL FUND ACCOUNT**  
7/23/2025

Company	Invoice	Date	Amount	Comments
CCSVariou	70125	7/1/2025	\$ 1,778.20	
Colorado Springs Utilities	0927075736	7/8/2025	\$ 489.43	
Colorado Springs Utilities	5933617457	7/8/2025	\$ 83.55	
Colorado Springs Utilities	8813945059	7/8/2025	\$ 677.39	
Colorado Springs Utilities	9103089066	7/8/2025	\$ 30,504.69	Auto Pay
Weisburg Landscape Maintenance	60483	6/23/2025	\$ 1,420.00	
Weisburg Landscape Maintenance	60495	6/23/2025	\$ 468.50	
Weisburg Landscape Maintenance	60514	6/24/2025	\$ 517.00	
Weisburg Landscape Maintenance	60519	6/25/2025	\$ 1,149.50	
Weisburg Landscape Maintenance	60564	6/30/2025	\$ 296.00	
Weisburg Landscape Maintenance	60568	7/2/2025	\$ 290.50	
Weisburg Landscape Maintenance	60570	7/2/2025	\$ 595.00	
Weisburg Landscape Maintenance	60676	7/16/2025	\$ 12,780.00	
Weisburg Landscape Maintenance	60677	7/16/2025	\$ 2,130.00	
Weisburg Landscape Maintenance	60679	7/16/2025	\$ 1,065.00	
Weisburg Landscape Maintenance	60762	7/16/2025	\$ 477.00	
White Bear Ankele Tanaka & Waldron	41975	6/30/2025	\$ 937.29	
WSDM Managers	859	6/30/2025	\$ 11,000.00	
<b>TOTAL</b>			<b>\$ 66,659.05</b>	

**BOND FUND ACCOUNT**

Company	Date	Amount	Comments
<b>PNC</b>			
El Paso County Taxes :DISTRICT 2	7/10/2025	\$ 1,037,903.08	June Pledged Revenue
El Paso County Taxes :DISTRICT 3	7/10/2025	\$ 115,603.25	June Pledged Revenue
<b>TOTAL</b>		<b>\$ 1,153,506.33</b>	

**\$ 1,220,165.38**

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Woodmen Heights Metropolitan District, Director

Eastern Colorado Before Payables	\$	2,938,682.74
Payables	\$	(1,220,165.38)
Needed to Fund Payables	\$	<b>1,718,517.36</b>

**Woodmen Heights Metropolitan District #3**  
**GENERAL FUND ACCOUNT**  
7/23/2025

Company	Invoice	Date	Amount	Comments
White Bear Ankele Tanka Waldron	41976	6/30/2025	\$ 422.84	
WSDM Managers	860	6/30/2025	\$ 5,000.00	
TOTAL			\$ 5,422.84	

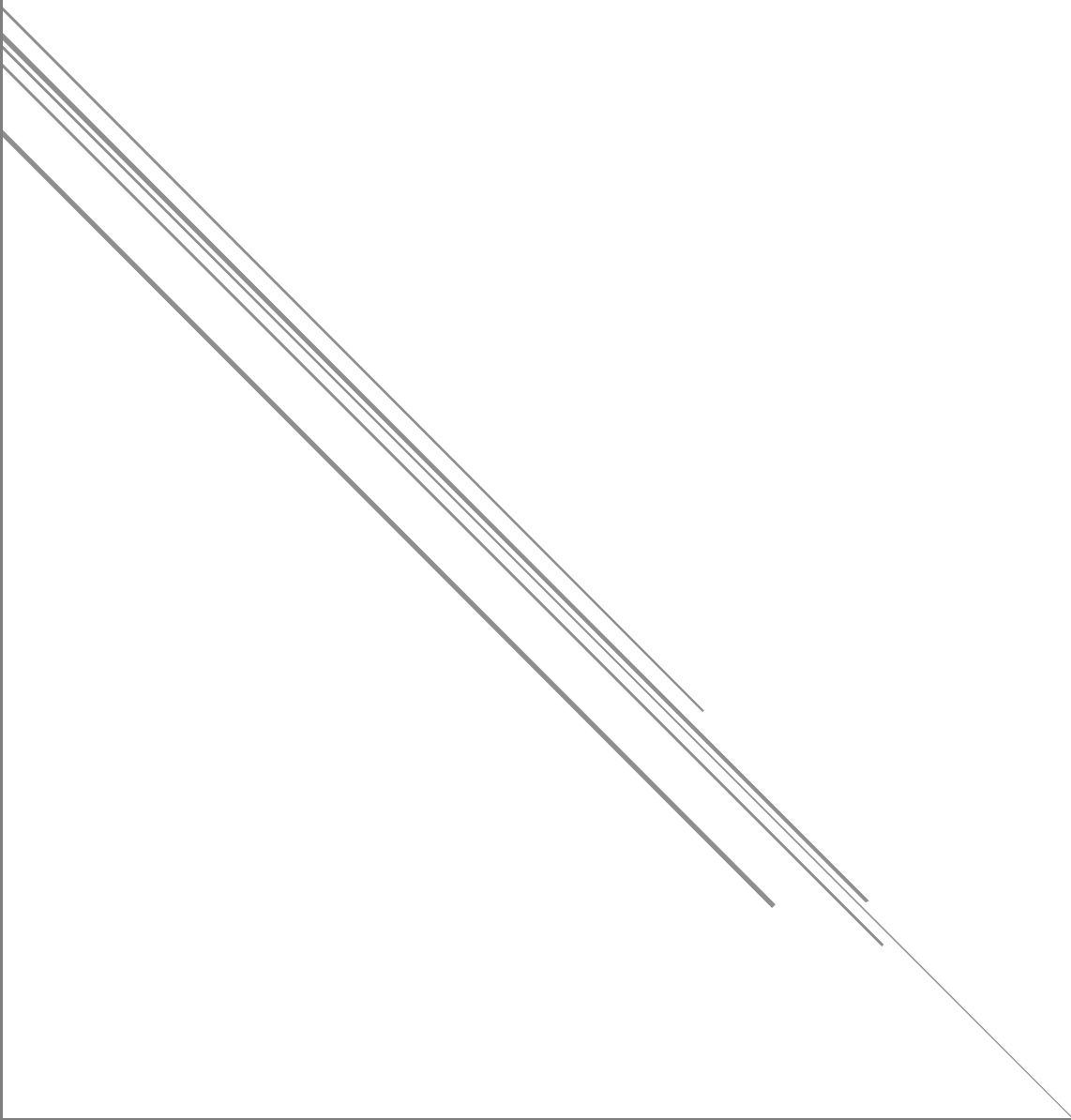
Woodmen Heights Metropolitan District, Director

**Total Payables: \$ 5,422.84**

The Eastern Colorado Bank	\$ 333,899.36
Payables	\$ (5,422.84)
The Eastern Colorado Bank After Payables	<u>\$ 328,476.52</u>



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**WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1-3**  
**JOINT ANNUAL ADMINISTRATIVE RESOLUTION**  
**(2025)**

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WHEREAS, Woodmen Heights Metropolitan District Nos. 1-3 (each, a “**District**”), were organized as special districts pursuant to an Order and Decree of the District Court in and for the County of El Paso, Colorado (the “**County**”); and

WHEREAS, the Board of Directors (the “**Board**”) of each District has a duty to perform certain obligations in order to assure the efficient operation of the District and hereby directs its consultants to take the following actions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. The Board directs the District’s Manager to cause an accurate map of the District’s boundaries to be prepared in accordance with the standards specified by the Division of Local Government (“**Division**”) and to be filed in accordance with § 32-1-306, C.R.S.

2. The Board directs the District’s Manager to notify the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division of the name of the chairman of the Board, the contact person, telephone number, and business address of the District, as required by § 32-1-104(2), C.R.S.

3. The Board directs the District’s Manager to prepare and file with the Division, within thirty (30) days of a written request from the Division, an informational listing of all contracts in effect with other political subdivisions, in accordance with § 29-1-205, C.R.S.

4. The Board directs the District’s Manager to cause the preparation of and to file with the Department of Local Affairs the annual public securities report for nonrated public securities issued by the District within sixty (60) days of the close of the fiscal year, as required by §§ 11-58-101, *et seq.*, C.R.S.

5. The Board directs the District’s accountant to: (a) obtain proposals for auditors to be presented to the Board; (b) cause an audit of the annual financial statements of the District to be prepared and submitted to the Board on or before June 30; and (c) cause the audit to be filed with the State Auditor by July 31, or by the filing deadline permitted under any extension thereof, all in accordance with §§ 29-1-603(1) and 606, C.R.S. Alternatively, if warranted by § 29-1-604, C.R.S., the Board directs the District’s accountant to apply for and obtain an audit exemption from the State Auditor on or before March 31 in accordance with § 29-1-604, C.R.S.

6. The Board directs the District’s Manager, if the District has authorized but unissued general obligation debt as of the end of the fiscal year, to cause to be submitted to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District the District’s audit report or a copy of its application for exemption from audit in accordance with § 29-1-606(7), C.R.S.

7. The Board directs the District's accountant to submit a proposed budget to the Board by October 15 and prepare the final budget and budget message, including any amendments thereto, if necessary. The Board also directs the District's accountant to perform the property tax limit calculation, if required by §§ 29-1-306, *et seq.*, C.R.S., and to inform the Board of the result of such calculation. The Board directs District Manager to schedule a public hearing on the proposed budget or amendments, as applicable, and to post or publish notices thereof. The Board directs District Manager to prepare all budget resolutions. The Board directs District Manager to file the budget, budget resolution, and budget message with the Division on or before January 30, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

8. The Board directs the District's accountant to monitor all expenditures and, if necessary, to notify the District's Legal Counsel, the District's Manager, and the Board when expenditures are expected to exceed appropriated amounts. The Board directs legal counsel to prepare all budget amendment resolutions. The Board directs the District's Manager to schedule a public hearing on a proposed budget amendment and post or publish notices thereof in accordance with § 29-1-106, C.R.S. The Board directs the District's Manager to file the amended budget with the Division on or before the date of making such expenditure or contracting for such expenditure, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

9. The Board directs District Manager to cause the preparation of the Unclaimed Property Act report and submission of the same to the State Treasurer by November 1 if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with § 38-13-110, C.R.S.

10. The Board directs the District's accountant to prepare the mill levy certification form and directs legal counsel to file the mill levy certification form with the Board of County Commissioners on or before December 15, in accordance with § 39-5-128, C.R.S.

11. The Board directs that all legal notices shall be published in accordance with § 32-1-103(15), C.R.S.

12. The Board hereby determines that each member of the Board shall, for any potential or actual conflicts of interest, complete conflicts of interest disclosures and directs legal counsel to file the conflicts of interest disclosures with the Board and with the Colorado Secretary of State at least seventy-two (72) hours prior to every regular and special meeting of the Board, in accordance with § 32-1-902(3)(b) and § 18-8-308, C.R.S. Written disclosures provided by Board members required to be filed with the governing body in accordance with § 18-8-308, C.R.S., shall be deemed filed with the Board when filed with the Secretary of State. Additionally, at the beginning of each year, each Board member shall submit information to legal counsel regarding any actual or potential conflicts of interest and, throughout the year, each Board member shall provide legal counsel with any revisions, additions, corrections, or deletions to said conflicts of interest disclosures.

13. The Board confirms its obligations under § 24-10-110(1), C.R.S., with regards to the defense and indemnification of its public employees, which, by definition, includes elected and appointed officers.

14. The Board hereby appoints District Manager as the official custodian for the maintenance, care, and keeping of all public records of the District, in accordance with §§ 24-72-202, *et seq.*, C.R.S. The Board hereby directs its District Manager, accountant, manager, and all other consultants to adhere to the Colorado Special District Records Retention Schedule as adopted by the District.

15. The Board directs District Manager to post notice of all regular and special meetings in accordance with § 32-1-903(2) and § 24-6-402(2)(c), C.R.S. The Board hereby designates <https://woodmenheightsmetro.colorado.gov/> as the District's website for the posting of its regular and special meeting notices. The Board also hereby designates, unless otherwise designated by the Board, any location within the District, as the location the District will post notices of meetings in the event of exigent or emergency circumstances which prevent the District from posting notice of the meeting on the District's website. The Board directs the District Manager to provide the website address set forth above to the Department of Local Affairs for inclusion in the inventory maintained pursuant to § 24-32-116, C.R.S.

16. The Board determines to hold regular meetings on the first Wednesday of each month, as needed, at 1:00 p.m. at 119 N. Wahsatch Ave., Colorado Springs, Colorado and/or by telephone, electronic, or other means not requiring physical presence. All notices of meetings shall designate whether such meeting will be held by electronic means, at a physical location, or both, and shall designate how members of the public may attend such meeting, including the conference number or link by which members of the public can attend the meeting electronically, if applicable.

17. The Board determines to hold an annual meeting, pursuant to § 32-1-903(6), on the last Wednesday in October at 1:30 p.m. at 119 N. Wahsatch Ave., Colorado Springs, Colorado, and/or by telephone, electronic, or other means not requiring physical presence, subject to change by action of the Board. Notice of the annual meeting shall designate whether such meeting will be held by electronic means, at a physical location, or both, and shall designate how members of the public may attend such meeting, including the conference number or link by which members of the public can attend the meeting electronically, if applicable. The Manager of District No. 2 shall be responsible for coordinating the required presentations for the annual meeting.

18. In the event of an emergency, the Board may conduct a meeting outside of the limitations prescribed in § 24-6-402(2)(c), C.R.S., provided that any actions taken at such emergency meeting are ratified at the next regular meeting of the Board or at a special meeting conducted after proper notice has been given to the public.

19. The Board directs District Manager to maintain the District's website in compliance with state and federal requirements and to make such documents and information required by § 32-1-104.5, C.R.S. available to the public on the District's website.

20. For the convenience of the electors of the District, and pursuant to its authority set forth in § 1-13.5-1101, C.R.S., the Board hereby deems that all regular and special elections of the District shall be conducted as independent mail ballot elections in accordance with §§ 1-13.5-1101, *et seq.*, C.R.S., unless otherwise deemed necessary and expressed in a separate election resolution adopted by the Board.

21. Pursuant to the authority set forth in § 1-1-111, C.R.S., the Board hereby appoints Ashley B. Frisbie, as the Designated Election Official (the “DEO”) of the District for any elections called by the Board, or called on behalf of the Board by the DEO, and hereby authorizes and directs the DEO to take all actions necessary for the proper conduct of the election, including, if applicable, cancellation of the election in accordance with § 1-13.5-513, C.R.S.

22. In accordance with § 1-11-103(3), C.R.S., the Board hereby directs the DEO to certify to the Division the results of any elections held by the District and, pursuant to § 32-1-1101.5(1), C.R.S., to certify results of any ballot issue election to incur general obligation indebtedness to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District and file a copy of such certification with the Division of Securities.

23. The Board directs District Manager to cause a notice of authorization of or notice to incur general obligation debt to be recorded with the County Clerk and Recorder within thirty (30) days of authorizing or incurring any indebtedness, in accordance with § 32-1-1604, C.R.S.

24. Pursuant to the authority set forth in § 24-12-103, C.R.S., the Board hereby designates, in addition to any officer of the District, Alecia K. Roberts of the law firm of White Bear Ankele Tanaka & Waldron, Attorneys at Law, as a person with the power to administer all oaths or affirmations of office and other oaths or affirmations required to be taken by any person upon any lawful occasion.

25. The Board directs District Manager to cause the preparation of and filing with the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District, if requested, the application for quinquennial finding of reasonable diligence in accordance with § 32-1-1101.5(1.5), (2), C.R.S.

26. The Board directs District Manager to cause the preparation of and the filing with the Board of County Commissioners or the governing body of any municipality in which the District is located, the Division, the State Auditor, the County Clerk and Recorder, and any interested parties entitled to notice pursuant to § 32-1-204(1), C.R.S., an annual report in accordance with § 32-1-207(3)(c), C.R.S.

27. The Board directs District Manager to obtain proposals and/or renewals for insurance, as applicable, to insure the District against all or any part of the District’s liability, in accordance with §§ 24-10-115, *et seq.*, C.R.S. The Board directs District Manager to review and update the District’s property schedule as needed, and no less than annually. The Board directs the District’s accountant to pay the annual SDA membership dues, agency fees, and insurance premiums, as applicable, in a timely manner. The Board appoints District Manager as its proxy for the SDA Annual meeting for voting and quorum purposes.

28. The Board hereby opts to include elected or appointed officials as employees within the meaning of § 8-40-202(1)(a)(I)(A), C.R.S., and hereby directs District Manager to obtain workers’ compensation coverage for the District.

29. The Board hereby directs District Manager to prepare the disclosure notice required by § 32-1-809, C.R.S., and to disseminate the information to the electors of the District

accordingly. Further, the Board hereby designates the following website as the District's official website for the purposes thereof: <https://woodmenheightsmetro.colorado.gov/>

30. The Board hereby directs District Manager to prepare and record with the County Clerk and Recorder updates to the disclosure statement notice and map required by § 32-1-104.8, C.R.S., if additional property is included within the District's boundaries.

31. In accordance with § 38-35-109.5(2), C.R.S., the District hereby designates the President of the Board as the official who shall record any instrument conveying title of real property to the District within thirty (30) days of any such conveyance.

32. The Board hereby affirms the adoption of the corporate seal in substantially the form appearing on the signature page of this resolution in accordance with § 32-1-902, C.R.S., regardless of whether initially produced electronically or manually. The requirement of any District resolution, proceeding or other document to "affix" the District seal thereto, including for the purpose of satisfying any applicable State law, shall be satisfied by manual impression or print, facsimile reproduction or electronic reproduction, or inclusion of the image of such seal. Without limiting the foregoing, any electronic production or reproduction of the image of the seal shall constitute an electronic record of information, as defined in the Uniform Electronic Transactions Act, and the Board hereby authorizes its use in accordance with the authority provided by § 24-71.3-118, C.R.S.

33. The Board directs the District's Accountant to prepare and submit the documentation required by any continuing disclosure obligation signed in conjunction with the issuance of debt by the District.

34. The Board directs legal counsel to monitor, and inform the Board of, any legislative changes that may occur throughout the year.

***[Remainder of Page Intentionally Left Blank, Signature Page Follows]***



ADOPTED JULY 23, 2025

(SEAL)

**DISTRICTS:**

**WOODMEN HEIGHTS METROPOLITAN  
DISTRICT NOS. 1-3**, quasi-municipal  
corporations and political subdivisions of the  
State of Colorado

By: \_\_\_\_\_  
Officer of the Districts

Attest:

By: \_\_\_\_\_