



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
WOODMEN ROAD METROPOLITAN DISTRICT
HELD DECEMBER 6, 2022**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Tuesday, December 6, 2022 at 8:30 a.m., at Olive Real Estate Group, 102 North Cascade, Suite 250, Colorado Springs, Colorado 80903, and via tele/video conference.

Attendance: In attendance were Directors:

Les Krohnfeldt
Tom Kerby
PJ Anderson
Paul Broussard
Tom Cone

Also, in attendance were:

Pete Susemihl, Susemihl, McDermott & Downie, P.C.
Kevin Walker, WSDM
Adam Noel, WSDM

1. Call to Order: President Krohnfeldt called the meeting to order at 8:30 AM and confirmed a quorum was present.
2. Approval of Agenda: The Board approved the Agenda as presented.
3. Approval of the September 30, 2022 Meeting Minutes: After review, Director Kerby moved to approve the September 30, 2022 Meeting Minutes; seconded by Director Cone. Motion passed unanimously.
4. Manager Report
 - a. Wetlands Issue Status: Mr. Walker reported the wetlands issue is moving forward but is complicated. The Army Corps of Engineers communicated that the current permit that was issued in 2006 had never been completed and a conservation easement was not given. The main issue is the wetlands need to be moved, so the next step is a formal submittal.
 - b. Bond Defeasance Status: Mr. Walker reported the bond defeasance has been accomplished. The long term obligation still shows on the Balance Sheet, so Mr. Walker is working with the Auditors to determine if it is the District's obligation or the Trustee's.
 - c. 2023 District Status – Fees, County, etc. Affirm Setting of Fees and/or Cancellation: Mr. Walker discussed the 2023 District status regarding fees. After discussion, the Board

agreed to no longer collect the fees if the District is able to work out an agreement to let the County take over fee collection as well as the wetlands.

5. Financial Update

- a. Review and Approval of Unaudited Financial Statements and Payables: Mr. Walker presented the Unaudited Financial Statements and Payables. After review, Director Cone moved to approve the Unaudited Financial Statements and Payables as presented; seconded by Director Kerby. Motion passed unanimously.
- b. Public Hearing to Consider Approval of a Resolution Approving the 2023 Budget: Mr. Walker noted the District will also need a 2022 Amended Budget due to the payout. Director Kerby moved to open the Public Hearing on the 2022 Amended Budget and 2023 Budget; seconded by Director Cone. Motion passed unanimously. After no public comment, Director Kerby moved to close the Public Hearing; seconded by Director Cone. Motion passed unanimously. After review, Director Kerby moved to approve the Resolution approving the 2022 Amended Budget and the Resolution approving the 2023 Budget; seconded by Director Cone. Motion passed unanimously.

6. Legal Matters

- a. Ratify Easement for drainage pond and grading with Broad Reach Properties: Mr. Walker presented the easement that needs to be ratified for drainage pond and grading with Broad Reach Properties. Director Cone moved to ratify the easement for drainage pond and grading with Broad Reach Properties; seconded by Director Kerby. Motion passed unanimously.
- b. Approval of Annual Resolutions – Election: Mr. Walker presented the Election Resolution. Director Cone moved to approve the Election Resolution; seconded by Director Kerby. Motion passed unanimously.

7. Old Business: There was no discussion.

8. New Business: There was no discussion.

9. Adjourn: The Board adjourned the meeting at 9:11 AM.

Respectfully Submitted,
WSDM District Managers



By: Recording Secretary