



WOODMEN ROAD METROPOLITAN DISTRICT

Special Board Meeting

Tuesday, March 4, 2025 – 9:30 am

at WSDM Managers Office

614Tejon St, Colorado Springs, CO 80903

-or-

<https://video.cloudoffice.avaya.com/join/989324551>

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

Access Code: 989-324-551

Board of Director	Title	Term
Les Krohnfeldt	President	May 2027
Tom Kerby	Secretary/ Treasurer	May 2027
Tom Cone	Director	May 2025
P.J. Anderson	Director	May 2025
Paul Brousard	Director	May 2025

AGENDA

1. Call to order
2. Approval of Agenda
3. Approval of the June 4, 2024, and November 11, 2024, Meeting Minutes and November 11, 2024, Town Hall Meeting Minutes (enclosure)
4. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of January 31, 2025 (enclosure)
 - b. Ratify and consider Approval of Payables through March 4, 2025(enclosure)
5. District Manager Report
 - a. Update regarding wetland issues on the development parcel southwest of Marksheffel Road and Woodmen Road
 - b. Review and ratify approval of WSDM Proposal for Dissolution Research Committee (under separate cover)
6. Dissolution Research Committee
 - a. Discuss Dissolution research status
 - b. Discuss and consider acceptance of IGA Amendment recommendation
 - c. Review and consider approval of Resolution to appropriate funds to El Paso County
 - d. Review and consider approval of Resolution to appropriate funds at the point of dissolution
7. Public Comment (for items not already on the agenda)
8. Legal
 - a. Review ad consider approval for Resolution to accept Petition of Exclusion for the Tutt Boulevard Townhomes
 - b. Update on 2025 Election
9. Adjourn:
 - a. Next Meeting Date – May 12, 2025 at 8:30 am





**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
WOODMEN ROAD METROPOLITAN DISTRICT
HELD JUNE 4, 2024 AT 8:30 AM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Tuesday, June 4, 2024 at 8:30 a.m., 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

1. Call to Order: President Krohnfeldt called the meeting to order at 8:30 a.m. and confirmed a quorum was present.
2. Approval of Agenda: Director Cone moved to approve the Agenda as presented; seconded by Director Broussard. Motion passed unanimously.
3. Approval of the December 5, 2023 Meeting Minutes: After review, Director Anderson moved to approve the December 5, 2023 Special Meeting Minutes and the Annual Town Hall meeting minutes; seconded by Director Broussard. Motion passed unanimously.
4. Financial Matters
 - a. Review Unaudited Financial Statements: Mr. Walker presented the Unaudited Financial Statements. After review, Director Cone moved to approve the Unaudited Financial Statements; seconded by Director Anderson. Motion passed unanimously.
 - b. Approve and Ratify Payables through June 1, 2024: After review, Director Cone moved to approve and ratify the Payables through June 1, 2024; seconded by Director Anderson. Motion passed unanimously.
5. Managers Report:
 - a. Update regarding wetland issues on development parcel south and west of Marksheffel Road and Woodmen Road: Mr. Walker provided an update regarding the wetland issues on development parcel south and west of Marksheffel Road and Woodmen Road.

- b. Update on Service Plan Amendment to stop fee collection and allow County to collect their fee: **There was no additional discussion.**
 - c. Audit: Mr. Walker discussed Woodmen Road Metropolitan District qualified for an audit exemption since the bonds are defeased. After discussion Director Cone motioned to ratify the audit exemption; seconded by Director Broussard. Motion passed unanimously.
- 6. Old Business: There was no old business.
 - 7. New Business: There was no new business.
 - 8. Adjourn: The meeting was adjourned at 9:15 a.m.

Respectfully Submitted,
WSDM District Managers

By: Recording Secretary



**MINUTES OF THE ANNUAL MEETING
OF THE BOARD OF DIRECTORS OF THE
WOODMEN ROAD METROPOLITAN DISTRICT
HELD NOVEMBER 11, 2024, AT 8:00 A.M.**

Pursuant to §32-1-903(6), C.R.S., the annual meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Tuesday, November 11, 2024, at 8:30 a.m., virtually via video teleconference.

Attendance

In attendance were Directors:

Les Krohnfeldt
Tom Kerby
PJ Anderson
Paul Broussard
Tom Cone

Also in attendance were:

Rebecca Harris, WSDM
Kevin Walker
Pete Susemihl, Susemihl, McDermott & Downie, P.C.

1. Call to Order: Mr. Krohnfeldt called the meeting to order at 8:07 a.m.
2. Presentation on Public Infrastructure Projects: Ms. Harris provided a presentation on the public infrastructure projects within the District. She noted that the District plans to finish replacing and selling the wetlands that began in 2024.
3. Presentation on Current Bond & Debt Status: Ms. Harris presented the current bond and debt status. She advised that District has no mill levy and no taxes are being collected.
4. Presentation on Current Unaudited Financial Statements: Ms. Harris presented a review of the Unaudited Financial Statements.
5. Presentation on Adopted 2024 Budget: Ms. Harris presented the adopted 2024 Budget.
6. Open Floor for Questions: The meeting was opened for public forum. There was no public in attendance.
7. Adjourn: The meeting was adjourned at 8:09 a.m.

Respectfully Submitted,

Secretary



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
WOODMEN ROAD METROPOLITAN DISTRICT
HELD NOVEMBER 11, 2024, AT 8:00 AM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Monday, November 11, 2024, at 8:00 a.m., 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.
Rebecca Harris, WSDM
Kevin Walker, WSDM
Randy Case II
Daniel Maynard

1. Call to Order: President Krohnfeldt called the meeting to order at 8:09 a.m. and confirmed a quorum was present.
2. Approval of Agenda: Director Cone moved to approve the Agenda as presented; seconded by Director Broussard. Motion passed unanimously.
3. Approval of June 4, 2024, Meeting Minutes: Ms. Harris advised she was waiting for final edits from the previous district manager, so board will approve the minutes in the following meeting in May 2025.
4. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of October 31, 2024: Ms. Harris presented the Unaudited Financial Statements. Discussion was made regarding who was collecting the county's fee. After review, Director Kerby moved to approve the Unaudited Financial Statements; seconded by Director Krohnfeldt. Motion passed unanimously.
 - b. Ratify and Consider Approval of Payables through November 11, 2024: After review, Director Krohnfeldt moved to approve and ratify the Payables through November 11, 2024; seconded by Director Kerby. Motion passed unanimously.
 - c. Public Hearing on 2025 Budget Adoption: Director Kerby moved to enter into a public hearing at 8:18 a.m., seconded by Mr. Krohnfeldt. Motion passed unanimously. Upon no

comments from the public regarding the budget, Director Krohnfeldt closed the public hearing at 8:24 am.

- d. Consider adoption of a Resolution to adopt the 2025 Budget and Certifying Mill Levies: Ms. Harris presented the 2025 budget. Director Anderson moved to approve the 2025 Budget, seconded by Director Kerby. Motion passed unanimously.

5. District Manager Report:

- a. Update regarding wetland issues on the development parcel south and west of Marksheffel Road and Woodmen Road: Mr. Walker provided an update regarding the wetland issues. The District is still in pursuit of the core of engineers permit which is close to being issued. Mr. Walker noted a core permit for .8 acres is in progress and will be issued when a letter of credit/assurance is received from property owners of fill site John Gatto or Broad Reach. Mr. Walker requested the authorization of District to enter into an agreement with Broad Reach and to secure the funds for assurance. Upon approval, construction will begin Spring of 2025.
 - i. Request for approval of posting of assurance for COE Permit in favor of Gatto entity. After discussion, Director Kerby moved to approve the posting of assurance for COE Permit in favor of Gatto entity subjected to legal counsel negotiating approval, seconded by Director Anderson. Motion passed unanimously.
- b. Discussion on Building Permit Fee Collection in El Paso County
 - i. IGA modification request: Mr. Walker explained the history of the collection fee and that the county agreed to manage the fees in the 2021 Resolution. Mr. Walker noted that the county's fee would be much higher than the Districts which would cause property owners to object. The county endeavored to find a solution where the District got dissolved and stopped collecting the fees, the property owners received credits for taxes paid, and the county collected their fees. Mr. Walker suggested the District request an amendment to the IGA with the county and city releasing the District's responsibility of collection to the county even prior to the District's dissolution and that fee amount for existing property owners should pay the same amount once the collection fee is transferred to the county.

6. Public Comment: Mr. Case II, a member of the public and a board member of the Bent Grass Metropolitan District, asked if the revenue within this District from building permit fees and platting fees are restricted in how they may be spent. Mr. Walker outlined that the fees can be used for capital improvements, operations, and maintenance, or to pay off bonds. After discussion the Board formed a committee to research the complication of amending the IGA agreement regarding the collection fees and dissolution of the District.

7. Legal:

- a. Discuss and Approve the Regular Board Meeting Schedule for 2025. Ms. Harris advised at least 2 meetings are needed. After discussion was made, the Board decided the first date to be May 12, 2025 at 8:30 am and November 11, 2025 at 8:30 am.
- b. Review and consider approval of Resolution Calling the May 6, 2025, Election. Ms. Harris advised the call to nominations will go out January 2025. After discussion, Director Anderson moved to approve the Resolution, seconded by Director Kerby. Motion passed unanimously.

- c. Review and Consider Approval of WSDM – District Managers Engagement Letter: Ms. Harris reviewed the WSDM Engagement letter. Director Anderson moved to approve the WSDM Engagement Letter, seconded by Director Kerby. Motion passed unanimously.

8. Adjourn: The meeting was adjourned at 9:12 a.m.
 - a. Next Meeting Date-May 12, 2025, at 8:30 am

Respectfully Submitted,
WSDM District Managers

By: Recording Secretary



**WOODMEN ROAD METROPOLITAN DISTRICT
GENERAL FUND ACCOUNT
PAYMENT REQUEST
11/19/2024**

Company	Invoice	Date	Amt this Draw	Comments
Birch Ecology	1111	6/18/2024	\$ 3,509.36	
Birch Ecology	1133	7/22/2024	\$ 772.50	
Birch Ecology	1172	9/15/2024	\$ 870.00	
WSDM District Managers	490	10/31/2024	\$ 2,000.00	
TOTAL			\$ 7,151.86	

_____, President
Woodmen Road Metropolitan District

Eastern Colorado Bank	\$ 1,844,240.61
10/23/2024 Draw	<u>\$ (7,151.86)</u>
Eastern Colorado After Draw	<u>\$ 1,837,088.75</u>

**WOODMEN ROAD METROPOLITAN DISTRICT
GENERAL FUND ACCOUNT
PAYMENT REQUEST**

12/11/2024

Company	Invoice	Date	Amt this Draw	Comments
Susemihl, McDermott & Downie	36759	11/30/2024	\$ 375.00	
WSDM District Managers	520	11/30/2024	\$ 2,015.00	
TOTAL			\$ 2,390.00	

_____, President
Woodmen Road Metropolitan District

Eastern Colorado Bank	\$ 1,841,928.75
12/11/2024 Draw	\$ (2,390.00)
Eastern Colorado After Draw	<u>\$ 1,839,538.75</u>

**WOODMEN ROAD METROPOLITAN DISTRICT
GENERAL FUND ACCOUNT
PAYMENT REQUEST**

1/16/2024

Company	Invoice	Date	Amt this Draw	Comments
El Paso County Treasurer	121724	12/17/2024	\$ 478.67	
Susemihl, McDermott & Downie	36797	12/31/2024	\$ 843.75	
The Gardner Law Office	10432	12/15/2024	\$ 1,950.00	
WSDM District Managers	595	12/31/2024	\$ 2,178.74	
TOTAL			\$ 5,451.16	

_____, President
Woodmen Road Metropolitan District

Eastern Colorado Bank	\$ 1,854,710.61
1/16/2025 Draw	<u>\$ (5,451.16)</u>
Eastern Colorado After Draw	<u>\$ 1,849,259.45</u>

**WOODMEN ROAD METROPOLITAN DISTRICT
GENERAL FUND ACCOUNT
PAYMENT REQUEST**

2/19/2024

Company	Invoice	Date	Amt this Draw	Comments
Susemihl, McDermott & Downie	36916	1/31/2025	\$ 881.25	
WSDM District Managers	641	1/31/2025	\$ 2,000.00	
TOTAL			\$ 2,881.25	

_____, President
Woodmen Road Metropolitan District

Eastern Colorado Bank	\$ 1,852,247.59
2/19/2025 Draw	\$ (2,881.25)
Eastern Colorado After Draw	<u>\$ 1,849,366.34</u>