



**WOODMEN ROAD METROPOLITAN DISTRICT**  
**Special Board Meeting**  
**Tuesday, May 13, 2025 – 8:00 am**

<https://video.cloudoffice.avaya.com/join/936909721>

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

**Access Code:** 936-909-721

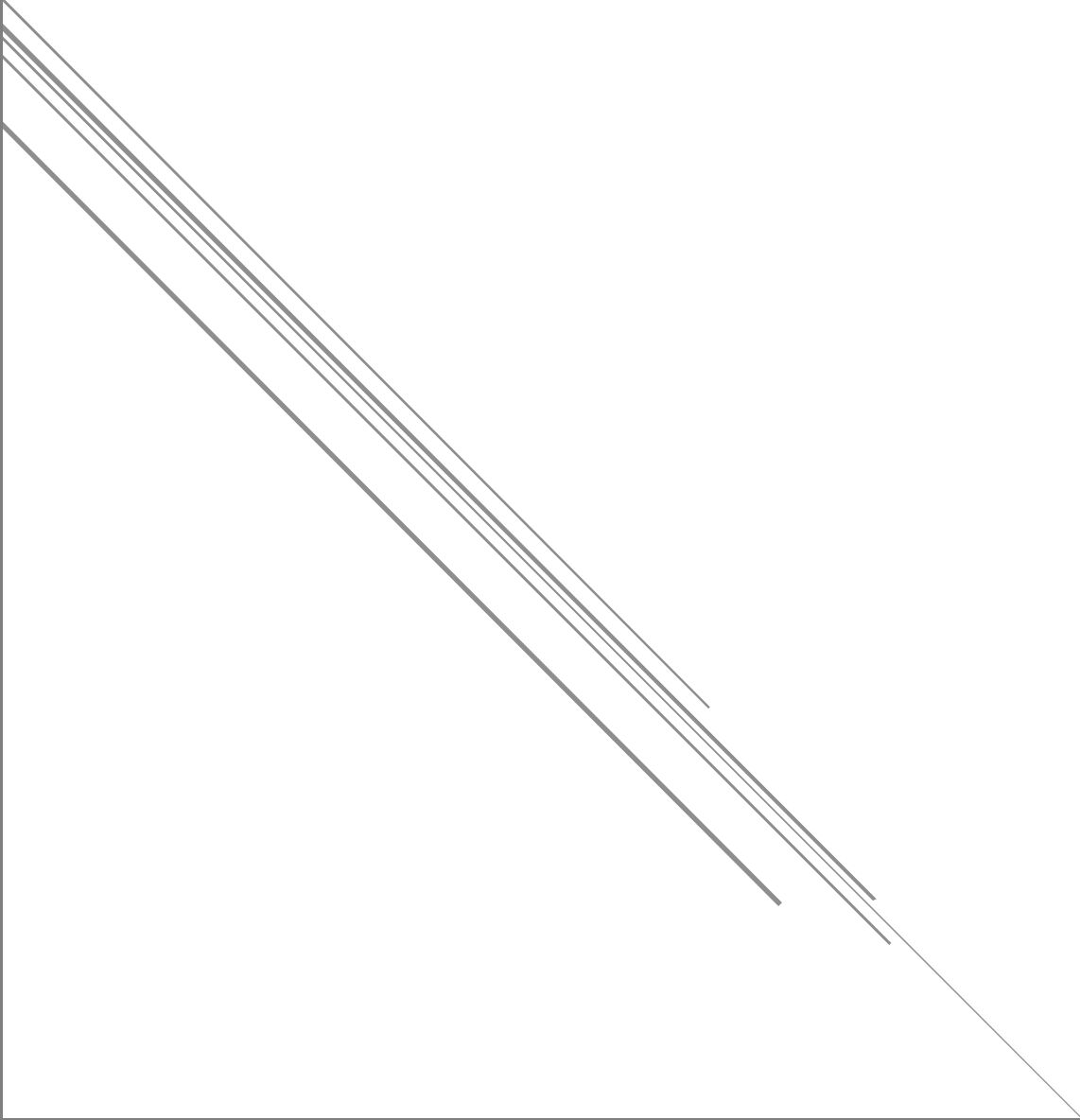
<b>Board of Director</b>	<b>Title</b>	<b>Term</b>
Les Krohnfeldt	President	May 2027
Tom Kerby	Secretary/ Treasurer	May 2027
Randle Case III	Director	May 2029
P.J. Anderson	Director	May 2029
Paul Brousard	Director	May 2029

**AGENDA**

1. Call to order
2. Approval of Agenda
3. Review and consider the appointment of Officers
4. Approval of the March 4, 2025, Meeting Minutes (enclosure)
5. Financial Matters
  - a. Consider Approval of Unaudited Financial Statements as of April 30, 2025 (enclosure)
  - b. Ratify and consider Approval of Payables through May 13, 2025 (enclosure)
6. District Manager Report
  - a. Update regarding wetland issues on the development parcel southwest of Marksheffel Road and Woodmen Road
7. Dissolution Research Committee
  - a. Discuss Dissolution research status
  - b. Review and consider approval to modify the Resolution to appropriate funds to the Public Improvement District with the restriction of funds may only be used for the widening of Woodmen Road from Golden Sage moving east to Highway 24 (under separate cover)
8. Public Comment (for items not already on the agenda)
9. Legal
10. Adjourn:
  - a. Next Meeting Date – November 11, 2025 at 8:30 am

# **YSDM MANAGERS**

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**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
WOODMEN ROAD METROPOLITAN DISTRICT  
HELD MARCH 4, 2025, AT 9:30 AM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Monday, March 4, 2025, at 9:30 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.  
Rebecca Harris, WSDM

**MINUTES**

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, November 11, 2024, Meeting Minutes and November 11, 2024, Town Hall Meeting Minutes: After discussion and review Director Kerby moved to approve the meeting minutes as presented; seconded by Director Anderson. Motion passed unanimously.
4. Financial Matters
  - a. Consider Approval of Unaudited Financial Statements as of January 31, 2025: Ms. Harris presented the Unaudited Financial Statements. After review, Director Anderson moved to approve the Unaudited Financial Statements; seconded by Director Kerby. Motion passed unanimously.
  - b. Ratify and Consider Approval of Payables through March 4, 2025: After review, Director Broussard moved to approve and ratify the Payables through March 4, 2025; seconded by Director Cone. 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: Ms. Harris provided an update regarding the Letter of Credit posted for the wetlands.

- b. Review and ratify approval of WSDM Proposal for Dissolution Research Committee: After review and discussion Director Anderson motioned to approved the proposal; seconded by Director Kerby. Motion passed unanimously.
6. Dissolution Research Committee
    - a. Discuss Dissolution research status: Ms. Harris provided an update on the discussions the Dissolution committee had and their recommendations to proceed move forward.
    - b. Discuss and consider acceptance of IGA Amendment recommendation: After discussion Director Kerby motioned to approve El Paso County IGA amendment recommendation pending legal review; seconded by Director Anderson. Motion passed unanimously.
    - c. Review and consider approval of Resolution to appropriate funds to El Paso County: After discussion Director Kerby motioned to approve legal counsel to create the Resolution to prepare sending \$1.5 million dollars in the current District funds to El Paso County to only be used towards the Woodmen Road widening project; seconded by Director Anderson. Motion passed unanimously.
    - d. Review and consider approval of Resolution to appropriate funds at the point of dissolution: After discussion the board agreed to post-pone any decision for the point of dissolution until the District is closer to dissolution.
  7. Public Comment: There was no public comment
  8. Legal:
    - a. Review and consider approval for Resolution to accept Petition of Exclusion for the Tutt Boulevard Townhomes: After discussion Director Cone motioned to approve Petition of Exclusion for the Tutt Boulevard Townhomes; seconded by Director Kerby. Motion passed unanimously.
    - b. Update on 2025 Election: Mr. Susemihl provided an update for the Woodmen Road Metropolitan District Election. There was only three self-nomination forms received for the three seats up for election this year, so the election is cancelled.
  9. Adjourn: The meeting was adjourned at 10:00 a.m.
    - a. Next Meeting Date-May 12, 2025, at 8:30 am

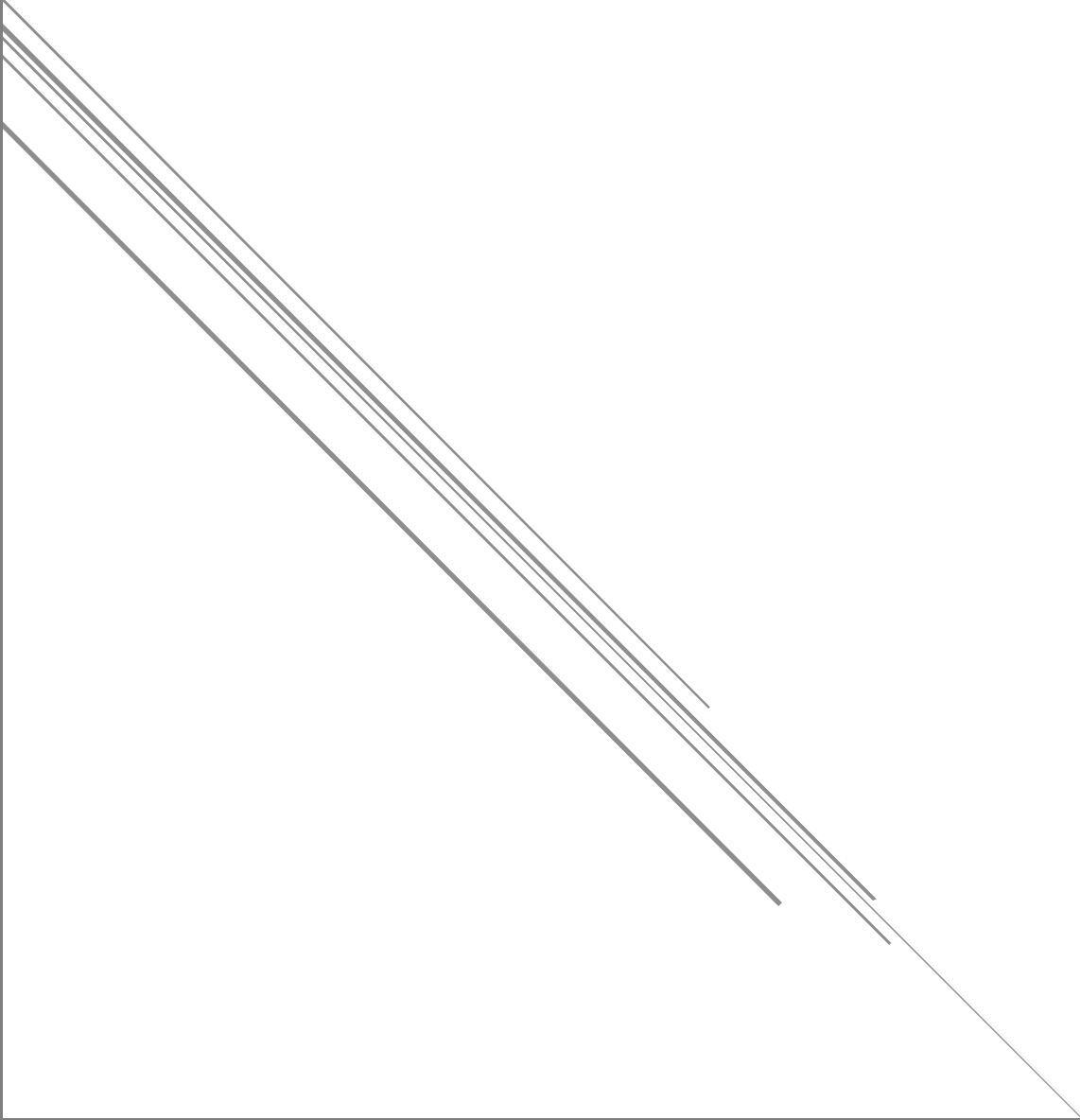
Respectfully Submitted,  
WSDM District Managers

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By: Recording Secretary

# **YSDM MANAGERS**

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**Woodmen Road Metropolitan District**  
**Balance Sheet**  
As of April 30, 2025

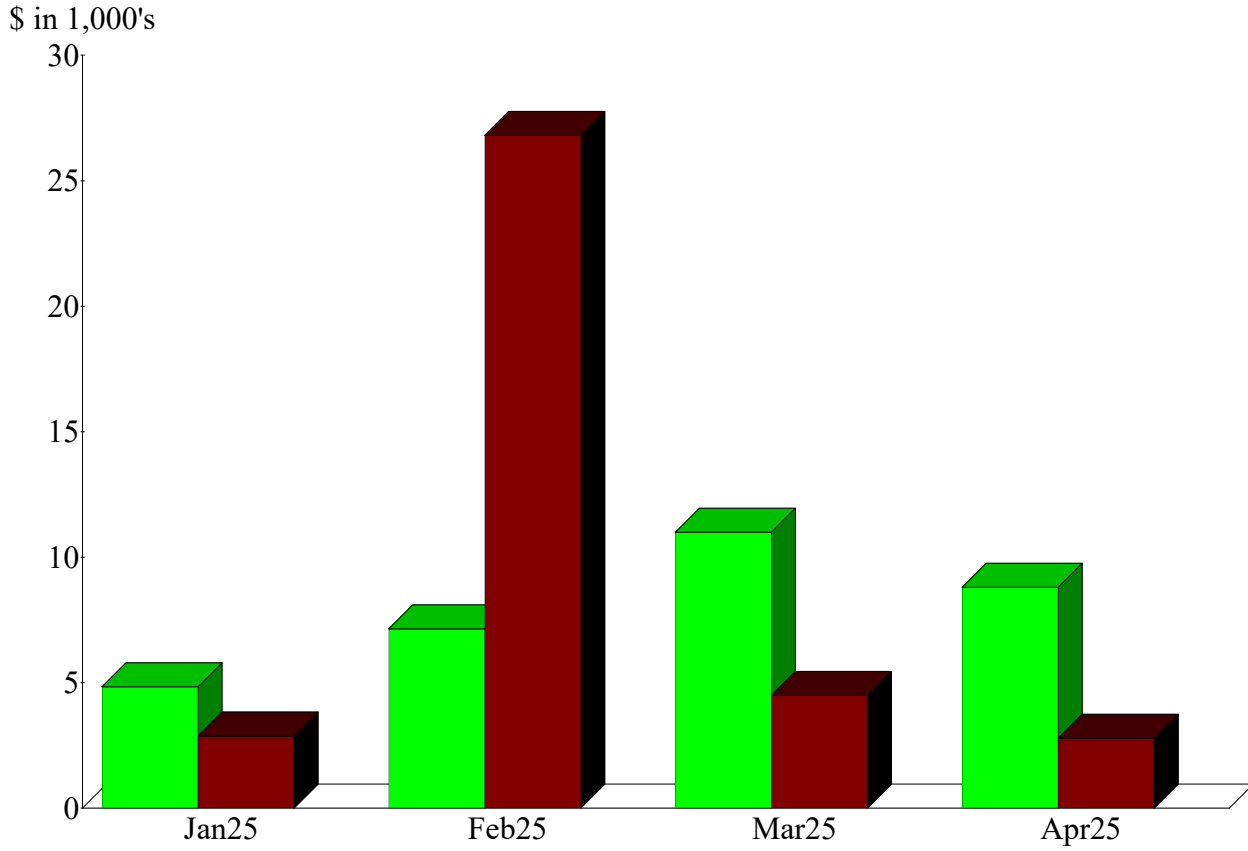
	Apr 30, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Bank of Colorado	126,691.74
Eastern Colorado Bank	1,718,392.69
<b>Total Checking/Savings</b>	1,845,084.43
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	50,959.00
<b>Total Accounts Receivable</b>	50,959.00
<b>Other Current Assets</b>	
1499 · Undeposited Funds	4,290.00
<b>Total Other Current Assets</b>	4,290.00
<b>Total Current Assets</b>	1,900,333.43
<b>Fixed Assets</b>	
<b>1500 · Capital Assets</b>	
Phase III Construction	241,372.51
11-2-1 · Grading/Demo	2,145.61
1511 · Accum Deprec-Public Improvement	-113,306.00
1516 · Public Improvements	13,720.32
1521 · Accum Depreciation-Phase III	-5,590.00
<b>Total 1500 · Capital Assets</b>	138,342.44
<b>Total Fixed Assets</b>	138,342.44
<b>Other Assets</b>	
1800 · Mitigation Credits	262,400.00
<b>Total Other Assets</b>	262,400.00
<b>TOTAL ASSETS</b>	<b>2,301,075.87</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2010 · Accounts Payable	4,047.06
<b>Total Accounts Payable</b>	4,047.06
<b>Total Current Liabilities</b>	4,047.06
<b>Long Term Liabilities</b>	
2700 · Contingent Liability	500,000.00
<b>Total Long Term Liabilities</b>	500,000.00
<b>Total Liabilities</b>	504,047.06
<b>Equity</b>	
3010 · Retained Earnings	202,194.03
3020 · Contributed Capital	1,600,000.00
Net Income	-5,165.22
<b>Total Equity</b>	1,797,028.81
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,301,075.87</b>

## Woodmen Road Metropolitan District Profit & Loss Budget vs. Actual January through April 2025

	TOTAL				
	Apr 25	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Fees</b>					
Building Permit	8,800.00	31,790.00			
<b>Total Fees</b>	<u>8,800.00</u>	<u>31,790.00</u>			
<b>Total Income</b>	8,800.00	31,790.00			
<b>Expense</b>					
Election	0.00	10,846.32	5,000.00	5,846.32	216.93%
6165 · Due & Subscription (SDA)	0.00	0.00	1,500.00	-1,500.00	0.0%
Copies and Postage	1.56	1.56	100.00	-98.44	1.56%
Membership Dues	0.00	359.62			
6120 · Bank Service Charges	0.00	1,286.90	500.00	786.90	257.38%
6180 · Insurance	0.00	0.00	2,500.00	-2,500.00	0.0%
6230 · Licenses and Permits	100.00	100.00			
6270 · Professional Fees					
Consulting	412.50	631.25			
Management Fees	2,270.00	11,504.97	24,000.00	-12,495.03	47.94%
6280 · Legal Fees	0.00	12,232.24	10,000.00	2,232.24	122.32%
6270 · Professional Fees - Other	0.00	0.00	20,000.00	-20,000.00	0.0%
<b>Total 6270 · Professional Fees</b>	<u>2,682.50</u>	<u>24,368.46</u>	<u>54,000.00</u>	<u>-29,631.54</u>	<u>45.13%</u>
<b>Total Expense</b>	<u>2,784.06</u>	<u>36,962.86</u>	<u>63,600.00</u>	<u>-26,637.14</u>	<u>58.12%</u>
<b>Net Ordinary Income</b>	6,015.94	-5,172.86	-63,600.00	58,427.14	8.13%
<b>Other Income/Expense</b>					
<b>Other Income</b>					
7010 · Interest Income	0.00	2.64			
7030 · Other Income	5.00	5.00			
<b>Total Other Income</b>	<u>5.00</u>	<u>7.64</u>			
<b>Other Expense</b>					
Loss Contingency	0.00	0.00	50,000.00	-50,000.00	0.0%
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>-50,000.00</u>	<u>0.0%</u>
<b>Net Other Income</b>	5.00	7.64	-50,000.00	50,007.64	-0.02%
<b>Net Income</b>	<u><u>6,020.94</u></u>	<u><u>-5,165.22</u></u>	<u><u>-113,600.00</u></u>	<u><u>108,434.78</u></u>	<u><u>4.55%</u></u>

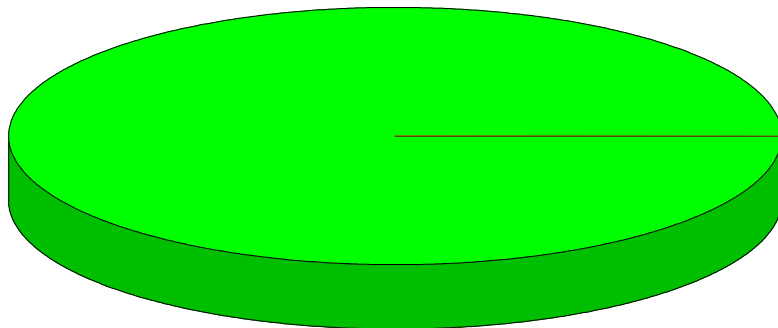
Income and Expense by Month  
January through April 2025

Income  
Expense



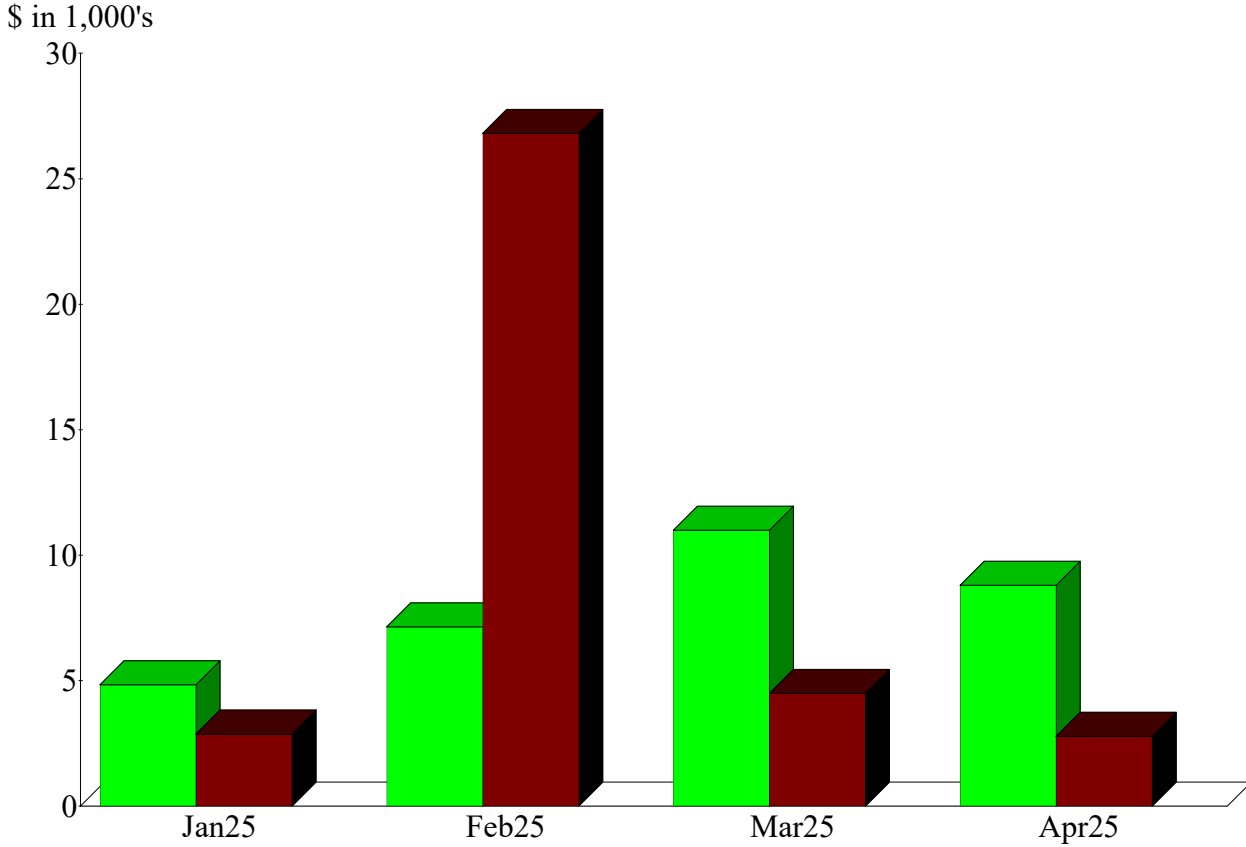
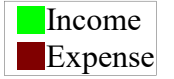
Income Summary  
January through April 2025

Fees	99.98%
7030 · Other Income	0.02
7010 · Interest Income	0.01
<b>Total</b>	<b>\$31,797.64</b>



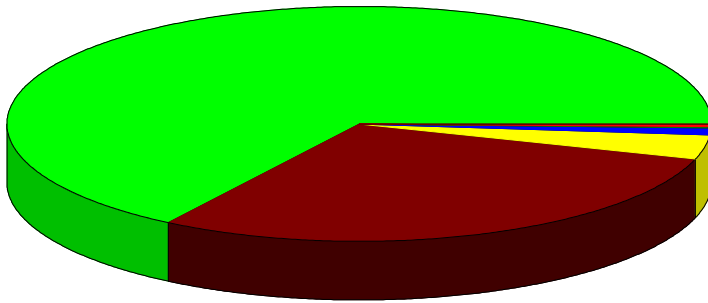
By Account

Income and Expense by Month  
January through April 2025



Expense Summary  
January through April 2025

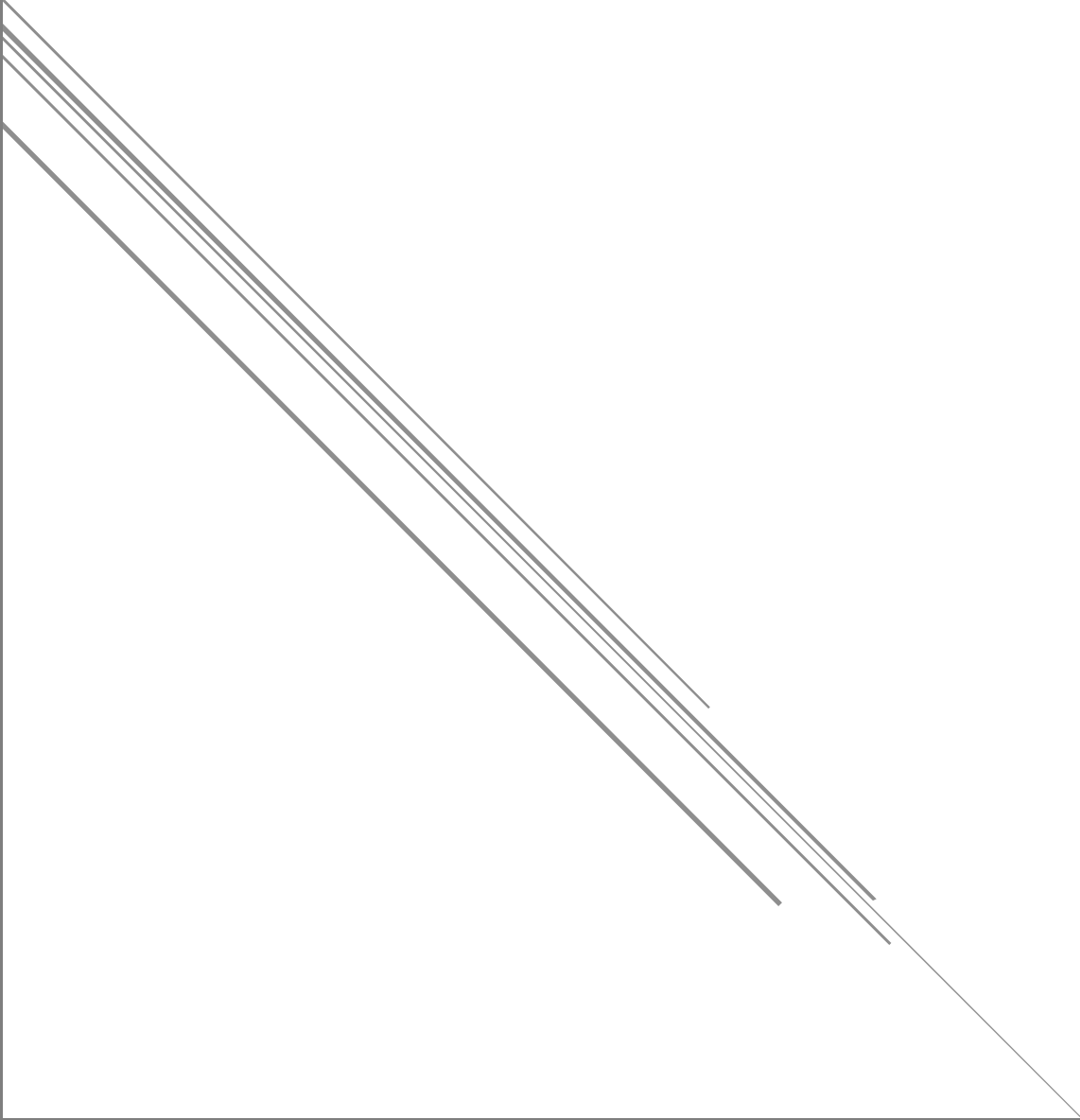
6270 · Professional Fees	65.93%
Election	29.34
6120 · Bank Service Charges	3.48
Membership Dues	0.97
6230 · Licenses and Permits	0.27
Copies and Postage	0.01
<b>Total</b>	<b>\$36,962.86</b>



By Account

# **YSDM MANAGERS**

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

3/17/2024

Company	Invoice	Date	Amt this Draw	Comments
Susemihl, McDermott & Downie	36970	2/28/2025	\$ 21,174.16	
WSDM District Managers	647	2/28/2025	\$ 3,980.00	
<b>TOTAL</b>			<b>\$ 25,154.16</b>	

\_\_\_\_\_, President  
Woodmen Road Metropolitan District

Eastern Colorado Bank	\$ 1,729,530.34
3/17/2025 Draw	<u>\$ (25,154.16)</u>
Eastern Colorado After Draw	<u>\$ 1,704,376.18</u>

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

4/15/2024

Company	Invoice	Date	Amt this Draw	Comments
Birch Ecology	1313	3/19/2025	\$ 218.75	
Bristlecone Ecology	1206	4/4/2025	\$ 412.50	
Special District Association	2025	2/21/2025	\$ 359.62	
Susemihl, McDermott & Downie	37079	3/31/2025	\$ 1,023.15	
WSDM District Managers	707	3/31/2025	\$ 3,254.97	
<b>TOTAL</b>			<b>\$ 5,268.99</b>	

\_\_\_\_\_, President  
Woodmen Road Metropolitan District

Eastern Colorado Bank	\$ 1,715,931.18
4/15/2025 Draw	<u>\$ (5,268.99)</u>
Eastern Colorado After Draw	<u>\$ 1,710,662.19</u>

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

5/13/2025

Company	Invoice	Date	Amt this Draw	Comments
Woodmen Heights Metro Dist #2	41425	4/14/2025	\$ 1,780.50	
WSDM District Managers	789	4/30/2025	\$ 2,271.56	
<b>TOTAL</b>			<b>\$ 4,052.06</b>	

\_\_\_\_\_, President  
Woodmen Road Metropolitan District

Eastern Colorado Bank	\$ 1,717,942.69
5/13/2025 Draw	\$ (4,052.06)
Eastern Colorado After Draw	<u>\$ 1,713,890.63</u>