



**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

*Rebecca Harris*

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By: Recording Secretary