



**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT  
HELD NOVEMBER 3, 2020 AT 9:30 A.M.**

Pursuant to posted notice, the special meeting of the Board of Directors of the Central Marksheffel Metropolitan District was held on Tuesday, November 3, 2020 at 9:30 a.m., at 102 E. Pikes Peak Avenue, Suite 200, Colorado Springs, CO.

Directors in attendance were:

Lindsay J. Case, President  
Randle W. Case II, Vice-President  
James Morley, Assistant Secretary  
Dave Hammers, Assistant Secretary  
Bryan Long, Treasurer/Secretary

Also in attendance were:

K. Sean Allen, Esq., White, Bear & Ankele, Tanaka & Waldron (by phone)  
Kevin Walker, WSDM

1. Call to Order: The meeting was called to order at 9:30 a.m. by President Case.

2. Declaration of Quorum/Director Qualifications/Disclosure Matters: President Case indicated that a quorum of the Board was present, and each Director confirmed their respective eligibility as an eligible elector of the District pursuant to Colorado law. Mr. Walker noted that the Directors' disclosures of their potential conflicts of interest were filed pursuant to state law for the meeting.

3. Approval of the Agenda: Director Case II moved to approve the Agenda as presented; seconded by Director Morley. Motion passed unanimously.

4. Approval of the July 30, 2020 Meeting Minutes: The Board tabled the approval of the July 30, 2020 Meeting Minutes.

5. Ratify Acceptance of the 2019 Audit: Mr. Walker explained there was not an official quorum at the July 30, 2020 Board meeting, so the Board just needs to ratify the acceptance. Director Case II moved to approve the ratification of the 2019 Audit as presented; seconded by Director Long. Motion passed unanimously.

6. Review of Proposed 2021 Budget: Mr. Walker went over the proposed 2021 budget with the Board.  
a. Discussion of Current Loan Status and Mill Levy: Mr. Walker discussed the loan and noted they are doing very well on collections. The mill levy is currently at 27.6, Gallagherized from the previous 25 mills. The total loan was \$13,180,000 with restricted payments until 2024, so it cannot be refinanced without a \$800,000 pre-payment penalty. Mr. Walker noted the Board previously discussed keeping the mill levy at the same level and trying to collect enough money to make the

payment in 2024 which would be \$9.1 Million. Mr. Walker confirmed the District has already been paid the \$3.4 Million from the IGA. Mr. Walker explained in 2024 the District will still be short \$2 Million for the balloon payment, so they will need to refinance. The Board discussed the option of refinancing today and extending the loan to 15 years. It would cost \$800,000 but the mill levy could be reduced from 27 to 15 which means a property tax break for homeowners and commercial property owners. Mr. Walker noted he reached out to DA Davidson to find out what the savings and costs would be for the District. Mr. Walker discussed the other option of a mill levy reduction today and waiting to refinance in 2024. President Case discussed the historically low interest rates and taking advantage by securing the rate for the next 30 years. He requested a model from DA Davidson for the Board to review. Mr. Allen noted that if the Board decided to lower the mill levy today, it would be effective in 2021 and recommended implementing it as early as possible in 2021 for the budget. Director Case II requested further Board discussion on the mill levy at the next meeting. President Case requested more information from DA Davidson before considering the mill levy reduction.

7. Consider Approval of Unaudited Financial Statements Dated October 31, 2020: Mr. Walker noted an error and requested the Board table the approval of the unaudited financial statements.

8. Ratify Past Payables through October 31, 2020: Director Morley moved to ratify the past Payables through October 31, 2020; seconded by Director Case II. Motion passed unanimously.

9. Other Business:

a. Approve Budget hearing for December 1, 2020: The Board approved the Budget Hearing for December 1, 2020.

10. Adjournment: The Board adjourned the meeting at 10:25 a.m.

Respectfully Submitted,

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By: Kevin Walker for the Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 3, 2020 MINUTES OF THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT.