



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
WOODMEN ROAD METROPOLITAN DISTRICT
HELD NOVEMBER 5, 2019**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Tuesday, November 5, 2019, at 8:30 a.m., at The Olive Real Estate Group: 102 N. Cascade, Suite 250.

Attendance: In attendance were Directors:

Les Krohnfeldt
Lindsay Case
Tom Cone
Tom Kerby

Also, in attendance were:

Pete Susemihl, Susemihl, McDermott & Downie, P.C.
Kevin Walker, WSDM
Lori VonFeldt, WSDM
Kristina Kulick, WSDM

1. Call to Order & Certification of the Agenda:

The meeting was called to order at 8:34 a.m. by President Krohnfeldt. Director Anderson was excused.

2. Approval of the June 4, 2019 Meeting Minutes:

Director Cone moved to approve the June 4, 2019 meeting minutes; seconded by Director Kerby. Motion passed unanimously.

3. 2019 Amended/ 2020 Budget Discussion and Hearing:

Director Cone moved to open the public hearing; seconded by Director Case. Motion passed unanimously. The public hearing was closed after no public comment. Ms. VonFeldt requested input to fill out the budget in reference to platting fees and building permit fees. Mr. Walker noted the District is not meeting the residential development fees as projected. The Board discussed upcoming 2020 activity. Director Kerby said they are hoping to plat 1,000 in 2020, 250 in building permits for Meridian. President Krohnfeldt projected 110 multi-family units. The Board agreed on budgeting for 1,000 lots, 40 acres, and 250 single-family residential. The Board agreed to a 4% increase in the Walker Schooler District Manager's fee. Ms. VonFeldt reported that legal expenses will go up slightly due to the election year. Mr. Walker noted they are building up a fund balance to pay off bonds sooner. Ms. VonFeldt noted that assessed valuation property taxes went up as well. Mr. Walker stated the financial status of the District is very good. Mr. Susemihl reported there was a very small adjustment to the mill levy, 11.599 to

11.657. Mr. Susemihl explained the Board will need to approve the Budget Resolution with the understanding that Ms. VonFeldt and Mr. Susemihl will adjust the numbers with the final AV. Director Case moved to approve the Budget Resolution; seconded by Director Cone. Motion passed unanimously.

4. Manager Report:

- a. Sale of Property: There was no discussion.
- b. Development Activity: There was no discussion.

5. Legal Issues:

Mr. Susemihl said it is an election year, so he will send self nomination forms in February.

6. Old Business:

- a. Approve Payables: Ms. VonFeldt presented the payables from October 17, 2019, and noted she will do another one mid-month.

7. New Business:

There was no discussion.

8. General Discussion:

There was no discussion.

9. Next Regular Meeting:

There was no discussion.

10. Adjournment:

The Board adjourned the meeting at 8:59 a.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Kristina Kulick for the Recording Secretary

Les Krohnfeldt, President

Tom Cone, Director

Lindsay Case, Director

Tom Kerby, Director

P.J. Anderson, Director