



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
WOODMEN ROAD METROPOLITAN DISTRICT
HELD APRIL 6, 2021**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Tuesday, April 6, 2021, at 8:30 a.m., at The Olive Real Estate Group: 102 N. Cascade, Suite 250 and via tele/video conference.

Attendance: In attendance were Directors:

Les Krohnfeldt
Lindsay Case
Tom Kerby

Also, in attendance were:

Pete Susemihl, Susemihl, McDermott & Downie, P.C.
Kevin Walker, WSDM
Terry Schooler, WSDM
John Gatto, Property Owner

1. Call to Order & Certification of the Agenda:

The meeting was called to order at 8:32 a.m. by Mr. Walker. Mr. Walker requested the Board hear Agenda item 6. BLR North Inclusion Petition before item 4 to accommodate Director Krohnfeldt's schedule.

2. Approval of Declaration of Emergency Meeting Procedures:

Mr. Walker explained the Board is operating under Emergency Meeting procedures that allows the use of tele/video conference.

3. Approval of the November 3, 2020 Meeting Minutes:

Mr. Walker noted he will distribute the November 3, 2020 Meeting Minutes to the Board once they are ready for review. The Board tabled this item.

4. Discussion on Wetlands issues with adjacent property owner

- a. Presentation and discussion at meeting: The Board discussed the Wetlands issue brought up by Mr. Gatto. Director Kerby referenced the Wetlands Mitigation Agreement that was signed on November 8, 2011 that indicated the District will cooperate and advocate for Mr. Gatto to obtain a permit. He noted it does not say anything about monetarily helping or anything else. Mr. Gatto explained he has a 1 acre site plan approved with development obligations with the City. He presented a map and noted a highlighted area that shows where the District was to mitigate the wetlands and be graded. Mr. Schooler pointed out that the documents do not

mention grading. Mr. Gatto said he has another deal under contract that will require that the wetlands problem be solved. Mr. Gatto referenced the maps and explained the problem is the grading was not done in the District's mitigation area and has developed into wetlands. Mr. Gatto said the Corps of Engineers is telling him that the 3.2 acre area needs to be mitigated and he doesn't think that is his obligation. Mr. Walker said he will coordinate with Mr. Gatto and Mr. Schooler to discuss this issue further and work on a resolution.

5. Manager Report:

- a. BLR North annexation: There was no discussion.
- b. Development Activity: There was no discussion.

6. BLR North Inclusion Petition

- a. Recommend Acceptance: Mr. Walker presented the Banning Lewis Ranch North Inclusion Petition. He explained the eastern portion of land is already included in the District. Mr. Susemihl confirmed the notice was filed for the public hearing and once approved by the Board, it will be recorded with the court. Director Kerby moved to approve the Banning Lewis Ranch North Inclusion Petition as presented. Mr. Walker confirmed for Director Case that they have been informed of the fees and financial implications. The motion was seconded by Director Case. Motion passed unanimously.

7. Legal Issues:

There was no discussion.

8. Old Business:

There was no discussion.

9. New Business:

There was no discussion.

10. Next Regular Meeting:

There was no discussion.

11. Adjournment:

Director Case moved to adjourn the meeting; seconded by Director Kerby. Motion passed unanimously at 9:24 a.m.

Respectfully Submitted,
Walker Schooler District Managers

Kevin Walker

Secretary for the Meeting

Les Krohnfeldt, President

Tom Cone, Director

Lindsay Case, Director

Tom Kerby, Director

P.J. Anderson, Director