



**MINUTES OF THE JOINT SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1 and 2  
HELD APRIL 17, 2023  
AT 1:00 PM**

Pursuant to posted notice, the special joint meeting of the Board of Directors of the Saddlehorn Ranch Metropolitan District Nos. 1, 2 and 3 was held on Monday, April 17, 2023 at 1:00 p.m., at 731 North Weber, Suite 10, Colorado Springs, CO 80903, and via tele/videoconference:

<https://video.cloudoffice.avaya.com/join/427672903>.

**Attendance**

In attendance were Directors:

Jeffrey Book, Treasurer

Sandra Lehman, Secretary

Also in attendance were:

Kevin Walker, WSDM District Managers

Jakrapong Pattamasaevi, WSDM District Managers

Blair M. Dickhoner, Esq., White Bear Ankele Tanaka & Waldron

Erin Stutz, White Bear Ankele Tanaka & Waldron

John Helmick

Jason Nienhouse

**Combined Meeting:**

The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes is the action of each of the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

1. Call to Order: The meeting was called to order by Mr. Walker at 1:09 PM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Mr. Walker confirmed a quorum was present. Mr. Dickhoner advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Dickhoner reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Dickhoner inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

3. Approval of Agenda: Director Book moved to approve the Agenda as presented; seconded by Director Lehman. Motion passed unanimously.
4. Acknowledge Resignation of Director Guman: The Board acknowledged that Director Guman resigned.
5. Election of Officers: Director Book moved to appoint Director Lehman as President and Director Book as Treasurer/Secretary; seconded by Director Lehman. Motion passed unanimously.
6. Approval of Minutes from Special Board Meeting held on March 1, 2023: After review, Director Lehman moved to approve the March 1, 2023 Minutes as presented; seconded by Director Book. Motion passed unanimously.
7. Public Comment: There was no public comment.
8. Water Matters
  - a. Consider Adoption of Resolution to Impose Tap Fees: Mr. Walker presented the Resolution to Impose Tap Fees. The agreed-upon tap fee is \$25,000. Director Book moved to approve the Resolution to Impose Tap Fees as described; seconded by Director Lehman. Motion passed unanimously.
9. Management Matters
  - a. Discuss bid(s) for trash service: Mr. Pattamasaevi discussed the two bids received for trash service. There may be additional bids received in the next 30 days, but HBS is the lowest bid so far. The estimated cost is \$17 monthly per household.
  - b. Discuss updated insurance costs for water assets: Mr. Walker discussed the updated insurance costs for all the water assets. The quote is \$24,514 for one year.
10. Legal Matters
  - a. Consider approval of the Billing Services Agreement with Saddlehorn Ranch Homeowners Association to collect assessments on its behalf: Mr. Dickhoner presented the Billing Services Agreement between Saddlehorn Ranch Homeowners Association and the District to collect the broadband fees.
  - b. Consider approval of Resolution Regarding Policies, Procedures and Penalties for Enforcement of the Governing Documents: Mr. Dickhoner presented the Resolution Regarding Policies, Procedures, and Penalties for Enforcement of the Governing Documents which are the Covenants and Design Review. Mr. Pattamasaevi noted the fees are subject to change in the future.
  - c. Consider approval of Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges: Mr. Dickhoner presented the Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges for water service.

Director Book moved to approve the Billing Services Agreement, Resolution Regarding Policies, Procedures and Penalties for Enforcement of the Governing Documents, and Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges; seconded by Director Lehman. Motion passed unanimously.
11. Financial Matters

- a. Accept Unaudited Financial Reports for March 31, 2023: Mr. Walker presented the Unaudited Financial Reports for March 31, 2023. Director Book moved to accept the Unaudited Financial Reports for March 31, 2023; seconded by Director Lehman. Motion passed unanimously.
  - b. Ratify Payables: Mr. Walker presented the payables. Director Book moved to accept the payables as presented in the amount of \$42,828.68; seconded by Director Lehman. Motion passed unanimously.
  - c. Discuss Status of Bond Issuance: Mr. Walker discussed the status of the bond issuance and noted they are waiting for the water system to be turned on and they are making progress through the checklist of items. Mr. Pattamasaevi provided an update on the water system and discussed that the brain of the system is not yet functional.
12. Other Business
- a. Discuss Status of PILOT Agreement: The Board discussed that a draft PILOT Agreement will be presented to the Church.
  - b. Next Regular Meeting – May 11, 2023: Mr. Walker noted they may need to cancel and schedule a special meeting.
13. New Business: There was no new business.
14. Adjourn: Director Book moved to adjourn at 1:35 PM; seconded by Director Lehman. Motion passed unanimously.

Respectfully Submitted,

*Jeffrey Book*

[Jeffrey Book \(Jun 5, 2023 15:38 MDT\)](#)

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Secretary for the Meeting

Approved,

*Sandra Lehmann*

[Sandra Lehmann \(Jun 6, 2023 11:30 MDT\)](#)

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President











# SRMD1-2 2023 04 17 Minutes KK

Final Audit Report

2023-06-06

Created:	2023-05-30
By:	Jak Pattamasaevi (jak.p@wsdistricts.co)
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## "SRMD1-2 2023 04 17 Minutes KK" History

-  Document created by Jak Pattamasaevi (jak.p@wsdistricts.co)  
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-  Document emailed to koob@msn.com for signature  
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-  Email viewed by koob@msn.com  
2023-06-05 - 9:35:43 PM GMT
-  Signer koob@msn.com entered name at signing as Jeffrey Book  
2023-06-05 - 9:38:12 PM GMT
-  Document e-signed by Jeffrey Book (koob@msn.com)  
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-  Document emailed to sandralehmannsellshomes@gmail.com for signature  
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-  Email viewed by sandralehmannsellshomes@gmail.com  
2023-06-06 - 5:29:21 PM GMT
-  Signer sandralehmannsellshomes@gmail.com entered name at signing as Sandra Lehmann  
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-  Document e-signed by Sandra Lehmann (sandralehmannsellshomes@gmail.com)  
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