



**MINUTES OF THE JOINT SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1 AND 2  
HELD NOVEMBER 6, 2023  
AT 1:30 PM**

Pursuant to posted notice, the special joint meeting of the Board of Directors of the Saddlehorn Ranch Metropolitan District Nos. 1 and 2 was held on Monday, November 6, 2023 at 1:30 p.m., at 614 N Tejon Street, Colorado Springs, CO 80903, and via tele/videoconference:

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

**Attendance**

In attendance were Directors:

Sandra Lehman, President  
Tom Obenchain, Secretary  
Jeff Petersma, Assistant Secretary  
Robert E. Stull, Treasurer (Excused)

Also in attendance were:

Jakrapong Pattamasaevi, WSDM District Managers  
Rebecca Harris, WSDM District Managers  
Erin Stutz, White Bear Ankele Tanaka & Waldron  
John Helmick  
Rob Fuller

**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. Pattamasaevi at 1:30 p.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Mr. Pattamasaevi confirmed a quorum was present with Director Stull excused. 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: President Lehman moved to approve the Agenda as proposed; seconded by Director Petersma. Motion passed unanimously.
4. Appointment of Officers: The Board appointed Director Lehman as President, Director Stull as Treasurer, Director Obenchain as Secretary, and Director Petersma as Assistant Secretary.
5. Public Comment: There was no public comment.
6. Approval of Minutes from Special Board Meeting held on August 22, 2023: After review, President Lehman moved to approve the August 22, 2023 Meeting Minutes; seconded by Director Petersma. Motion passed unanimously.
7. Ratify Application for Exemption from 2022 Audit: After review, President Lehman moved to ratify the Application for Exemption from 2022 Audit and the 2022 Annual Report; seconded by Director Petersma. Motion passed unanimously.
8. Ratify 2022 Annual Report: There was no additional discussion.
9. Management Matters
  - a. Discuss notice to buyers regarding construction responsibilities: Mr. Pattamasaevi and the Board discussed providing notice to buyers regarding construction responsibilities.
  - b. Discuss potential damage to backup generator: Mr. Pattamasaevi reported that fuel was detected in the outer tank that could indicate a potential leak. Mr. Pattamasaevi contacted ROI regarding the warranty claim process with the manufacturer. Smith Power Supplies will drain the tank and determine if there is a leak or defect.
10. Legal Matters
  - a. 2023 Legislative Overview: Ms. Stutz presented the 2023 Legislative Overview.
  - b. Review and consider adoption of Joint Annual Administrative Resolution (2024): After review, President Lehman moved to adopt the Joint Annual Administrative Resolution (2024); seconded by Director Petersma. Motion passed unanimously.
  - c. Discuss Requirements of SB23-303 Relating to Limitations on Property Tax Revenue: Ms. Stutz discussed the requirements of SB23-303 relating to the limitations on property tax revenue.
  - d. Discuss and Consider Approval of First Amendment to Funding and Reimbursement Agreement (Operations and Maintenance) between District No. 1 and Gorilla Capital CO Saddlehorn Ranch LLC: The Board tabled this item until the December meeting.
  - e. Discuss District Website Compliance and WCAG 2.1 AA Requirements for ADA Compliance: Ms. Stutz informed the Board of the district website compliance and WCAG 2.1 AA requirements for ADA compliance that go in effect July 2024.
  - f. Review and consider Approval of WSDM, LLC Engagement Letter for 2024 Rates: After review, President Lehman moved to approve the WSDM, LLC Engagement Letter for 2024 rates; seconded by Director Petersma. Motion passed unanimously.
  - g. Review and consider Approval of Cromwell's Excavation Proposal for 2024 Rates: After review, President Lehman moved to approve Cromwell's Excavation proposal for 2024 rates; seconded by Director Petersma. Motion passed unanimously.
11. Insurance Matters

- a. Discuss and Review Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage: Mr. Pattamasaevi requested the Board table this item until the next meeting.
  - i. Review property schedule
12. Financial Matters
  - a. Approval of Claims/Financials: Mr. Pattamasaevi presented the claims and financials. After review, President Lehman moved to approve the claims and financials; seconded by Director Petersma. Motion passed unanimously.
  - b. Conduct Public Hearing on Amendment to 2023 Budget: President Lehman moved to open the public hearing on the 2023 Budget Amendment; seconded by Director Petersma. Motion passed unanimously. After no public comment, the public hearing was closed. President Lehman moved to approve the 2023 Budget Amendment; seconded by Director Petersma. Motion passed unanimously.
  - c. Conduct Public Hearing on 2024 Budget: President Lehman moved to open the public hearing on the 2024 Budget; seconded by Director Petersma. Motion passed unanimously. After no public comment, the public hearing was closed.
    - i. Consider Approval of Resolution Adopting 2024 Budget (District No. 1): President Lehman moved to approve the Resolution Adopting the 2024 Budget (District No. 1) pending the amendments; seconded by Director Petersma. Motion passed unanimously.
    - ii. Consider Approval of Resolution Adopting 2024 Budget (District No. 2): President Lehman moved to approve the Resolution Adopting the 2024 Budget (District No. 2) pending the amendments; seconded by Director Petersma. Motion passed unanimously.
13. Other Business
  - a. 2024 Meeting Dates: 1-10-24, 2-14-24, 3-13-24, 4-10-24, 5-8-24, 6-12-24, 7-10-24, 8-14-24, 9-11-24, 10-9-24, 11-13-24, 12-11-24 at 2 PM. (Second Wednesday of every month.)
  - b. Next Meeting Date: December 13, 2023 at 2:00 p.m.
14. New Business: There was no new business.
15. Adjourn: President Lehman moved to adjourn at 2:11 p.m.; seconded by Director Petersma. Motion passed unanimously.

Approved,

Sandra Lehmann

[Sandra Lehmann \(Dec 19, 2023 16:11 MST\)](#)

President







# SRMD1-2 2023 11 06 Minutes KK

Final Audit Report

2023-12-19

Created:	2023-12-18
By:	Jak Pattamasaevi (jak.p@wsdistricts.co)
Status:	Signed
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## "SRMD1-2 2023 11 06 Minutes KK" History

-  Document created by Jak Pattamasaevi (jak.p@wsdistricts.co)  
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-  Document emailed to sandralehmannsellshomes@gmail.com for signature  
2023-12-18 - 11:04:10 PM GMT
-  Email viewed by sandralehmannsellshomes@gmail.com  
2023-12-19 - 11:11:35 PM GMT
-  Signer sandralehmannsellshomes@gmail.com entered name at signing as Sandra Lehmann  
2023-12-19 - 11:11:57 PM GMT
-  Document e-signed by Sandra Lehmann (sandralehmannsellshomes@gmail.com)  
Signature Date: 2023-12-19 - 11:11:59 PM GMT - Time Source: server
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