



WOODMEN ROAD METROPOLITAN DISTRICT

Special Board Meeting

Tuesday, August 12, 2025 – 11:30 am

3204 N Academy Blvd, Ste 100

Colorado Springs, CO 80917

-and-

<https://video.cloudoffice.avaya.com/join/936909721>

United States: [+1 \(213\) 463-4500](tel:+12134634500)

Access Code: 936-909-721

Board of Director	Title	Term
Les Krohnfeldt	President	May 2027
Tom Kerby	Secretary/ Treasurer	May 2027
Randle Case III	Director	May 2029
P.J. Anderson	Director	May 2029
Paul Brousard	Director	May 2029

AGENDA

1. Call to order
2. Approval of Agenda
3. Review and consider the appointment of Officers
4. Approval of the May 13, 2025, Meeting Minutes (enclosure)
5. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of July 31, 2025 (enclosure)
 - b. Ratify and consider Approval of Payables through August 12, 2025 (enclosure)
6. Review and discuss wetlands status and Mr. Gatto Request
 - a. Discuss potential conveyance ideas
7. Review and consider approval of El Paso County IGA
8. Public Comment (for items not already on the agenda)
9. Legal
10. Adjourn:
 - a. Next Meeting Date – November 11, 2025, at 8:30 am



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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
WOODMEN ROAD METROPOLITAN DISTRICT
HELD MAY 13, 2025
AT 8:00 AM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Tuesday, May 13, 2025, at 8:00 a.m., at 614 N Tejon St, Colorado Springs, CO 80903 and via tele/video conference.

Attendance:

In attendance were Directors:

Les Krohnfeldt President

Directors Attending Virtually: _____

Tom Kerby Secretary/ Treasurer

Randle Case II Vice President

P.J. Anderson Director

Directors Absent

Paul Brousard Director

Also in attendance were:

Rebecca Harris WSDM Managers

Pete Susemihl Susemihl, McDermot & Downie P.C.

1. Call to Order:

The meeting was called to order at 8.34 am by President Krohnfeldt.

Declaration of Quorum/Director Qualifications/ Disclosure Matters:

Ms. Harris indicated that a quorum of the Boards was present, stating that each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. Ms. Harris inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain quorum or otherwise enable the Board to act.

2. Approval of Agenda:

Director Kerby moved to approve the Agenda presented; seconded by Director Anderson. Motion passed unanimously.

3. Review and consider the appointment of Officers:

After discussion Director Anderson moved to appoint Director Case II to Vice President and keep other directors as listed; seconded Director Kerby. Motion passed unanimously.

4. Approval of March 4, 2025, Special Board Meeting Minutes:
After review, Director Anderson moved to approve March 4, 2025, Special Board Meeting Minutes as presented; seconded by Director Kerby. Motion passed with Director Case II abstaining.
5. Financial Matters:
 - a. Approve Unaudited Financial Reports through April 30, 2025: Ms. Harris presented the unaudited financials. After discussion, Director Anderson moved to approve the Unaudited Financial Reports through April 30, 2025, as presented; seconded by Director Case II. Motion passed unanimously.
 - b. Ratify and Approve Payables through May 13, 2025: Ms. Harris presented the Payables for the period. After discussion, Director Anderson motioned to approve the payables as presented; seconded by Director Case II. Motion passed unanimously.
6. District Manager's Report:
 - a. Update regarding wetland issues on the development parcel southwest of Marksheffel Road and Woodmen Road: Ms. Harris provided an update, noting we are pending a proposal to start construction on forming the Districts Wetlands. After discussion Director Kerby motioned to approve Ms. Harris to proceed with the proposal so long as it does not exceed \$125,000; seconded by Director Case II. Motion passed unanimously.
7. Dissolution Research Committee:
 - a. Discuss Dissolution research status: Ms. Harris provided an update.
 - b. Review and consider approval to modify the Resolution to appropriate funds to the Public Improvement District with the restriction of funds may only be used for the widening of Woodmen Road from Golden Sage moving east to Highway 24: After discussion Director Anderson motioned to approve Resolution to appropriate \$1,300,000 to the Public Improvement District No. 1 for the use and purpose of funding the construction for the Woodmen Road widening from Golden Sage moving east to Highway 24; seconded by Director Kerby. Motion passed unanimously.
8. Public Comment: There was no public comment.
9. Legal: There was no legal update to be provided.
10. Adjourn: President Krohnfeldt adjourned the meeting at 9:10 am
 - a. Next Regular Meeting scheduled moved to June 3, 2025 at 8:30 am.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 13, 2025 MEETING MINUTES OF THE WOODMEN ROAD METROPOLITAN DISTRICT.

Approved by: Secretary of the Board

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Woodmen Road Metropolitan District

Balance Sheet

As of July 31, 2025

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado	126,694.90
Eastern Colorado Bank	1,734,896.88
Total Checking/Savings	1,861,591.78
Accounts Receivable	
1200 · Accounts Receivable	53,159.00
Total Accounts Receivable	53,159.00
Other Current Assets	
1499 · Undeposited Funds	2,640.00
Total Other Current Assets	2,640.00
Total Current Assets	1,917,390.78
Fixed Assets	
1500 · Capital Assets	
Phase III Construction	241,372.51
11-2-1 · Grading/Demo	2,145.61
1511 · Accum Deprec-Public Improvement	-113,306.00
1516 · Public Improvements	13,720.32
1521 · Accum Depreciation-Phase III	-5,590.00
Total 1500 · Capital Assets	138,342.44
Total Fixed Assets	138,342.44
Other Assets	
1800 · Mitigation Credits	262,400.00
Total Other Assets	262,400.00
TOTAL ASSETS	2,318,133.22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	8,661.73
Total Accounts Payable	8,661.73
Total Current Liabilities	8,661.73
Long Term Liabilities	
2700 · Contingent Liability	500,000.00
Total Long Term Liabilities	500,000.00
Total Liabilities	508,661.73
Equity	
3010 · Retained Earnings	202,194.03
3020 · Contributed Capital	1,600,000.00
Net Income	7,277.46
Total Equity	1,809,471.49
TOTAL LIABILITIES & EQUITY	2,318,133.22

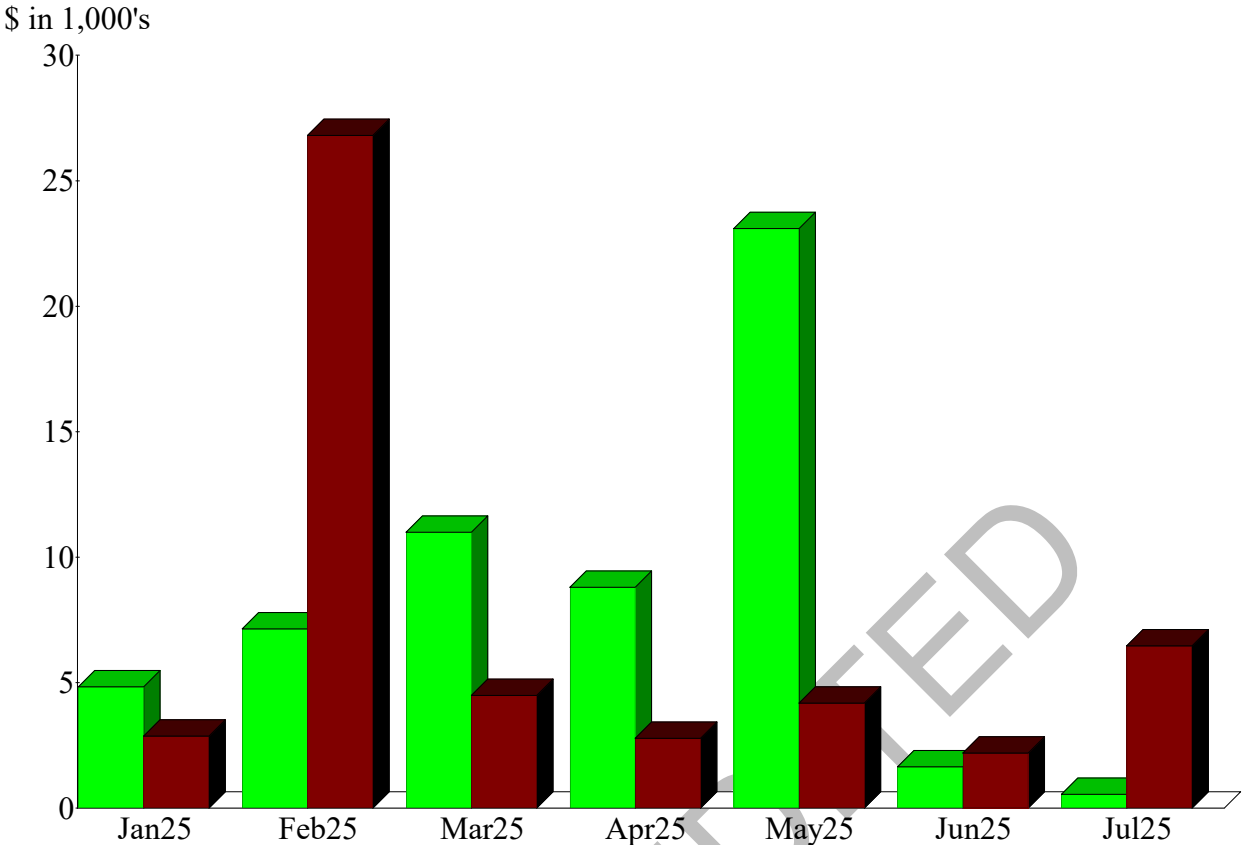
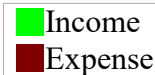
Woodmen Road Metropolitan District

Profit & Loss Budget vs. Actual

January through July 2025

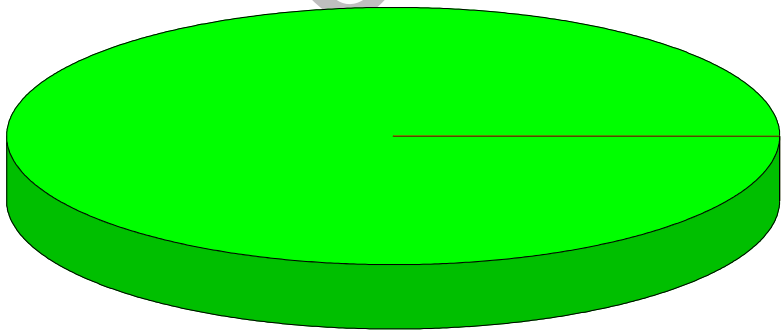
	TOTAL				
	Jul 25	Jan - Jul 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Building Permit	550.00	57,090.00			
Total Fees	550.00	57,090.00			
Total Income	550.00	57,090.00			
Expense					
Election	0.00	10,846.32	5,000.00	5,846.32	216.93%
6165 · Due & Subscription (SDA)	0.00	359.62	1,500.00	-1,140.38	23.98%
Copies and Postage	0.00	16.56	100.00	-83.44	16.56%
Membership Dues	0.00	0.00			
6120 · Bank Service Charges	0.00	1,286.90	500.00	786.90	257.38%
6180 · Insurance	0.00	0.00	2,500.00	-2,500.00	0.0%
6230 · Licenses and Permits	0.00	100.00			
6270 · Professional Fees					
Consulting	4,467.23	6,110.98			
Management Fees	2,000.00	18,202.47	24,000.00	-5,797.53	75.84%
6280 · Legal Fees	0.00	12,900.49	10,000.00	2,900.49	129.01%
6270 · Professional Fees - Other	0.00	0.00	20,000.00	-20,000.00	0.0%
Total 6270 · Professional Fees	6,467.23	37,213.94	54,000.00	-16,786.06	68.92%
Total Expense	6,467.23	49,823.34	63,600.00	-13,776.66	78.34%
Net Ordinary Income	-5,917.23	7,266.66	-63,600.00	70,866.66	-11.43%
Other Income/Expense					
Other Income					
7010 · Interest Income	0.00	5.80			
7030 · Other Income	0.00	5.00			
Total Other Income	0.00	10.80			
Other Expense					
Loss Contingency	0.00	0.00	50,000.00	-50,000.00	0.0%
Total Other Expense	0.00	0.00	50,000.00	-50,000.00	0.0%
Net Other Income	0.00	10.80	-50,000.00	50,010.80	-0.02%
Net Income	-5,917.23	7,277.46	-113,600.00	120,877.46	-6.41%

Income and Expense by Month
January through July 2025

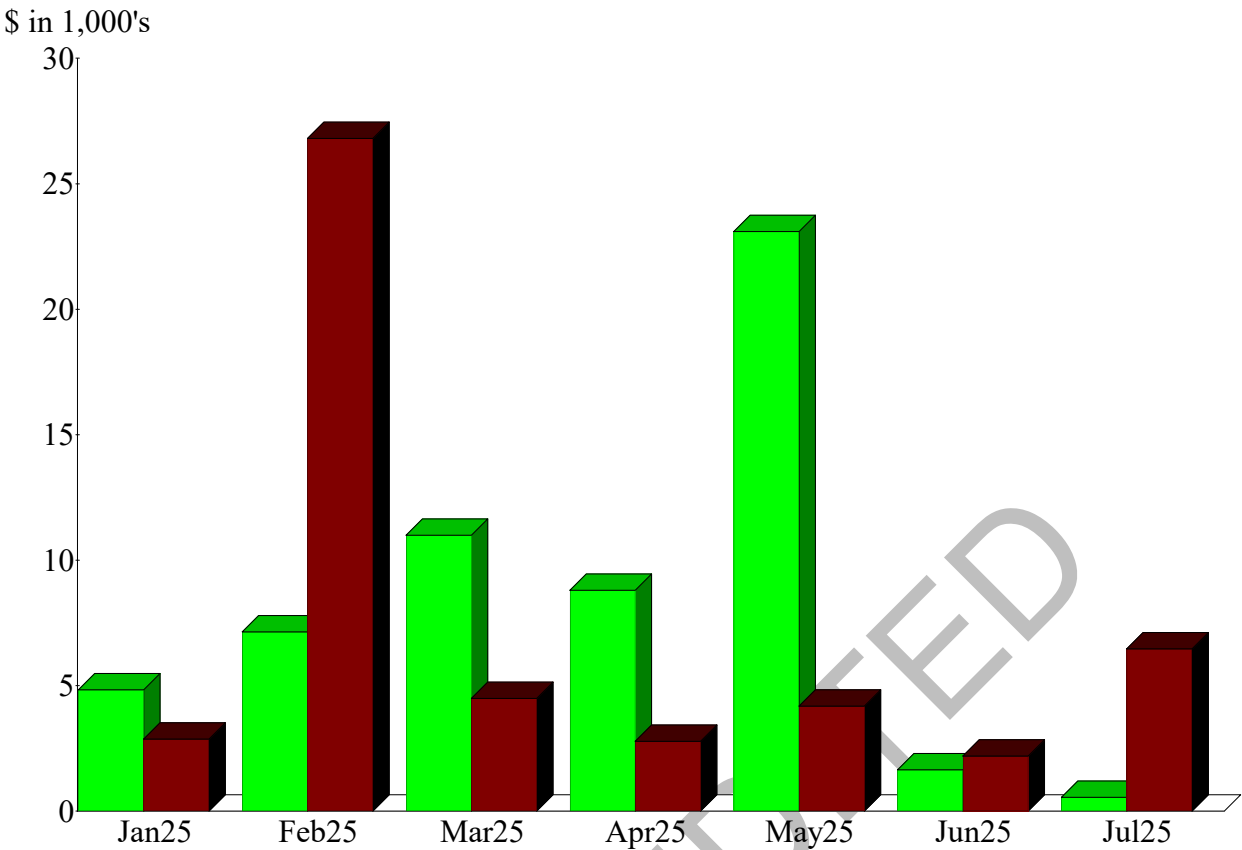


Income Summary
January through July 2025

Fees	99.98%
7010 · Interest Income	0.01
7030 · Other Income	0.01
Total	\$57,100.80

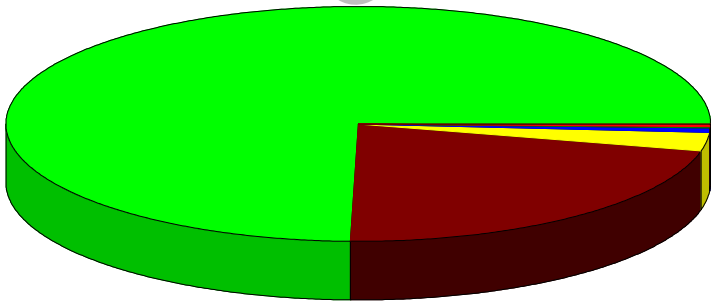


Income and Expense by Month
January through July 2025



Expense Summary
January through July 2025

6270 · Professional Fees	74.69%
Election	21.77
6120 · Bank Service Charges	2.58
Membership Dues	0.72
6230 · Licenses and Permits	0.20
Copies and Postage	0.03
Total	\$49,823.34





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WOODMEN ROAD METROPOLITAN DISTRICT

GENERAL FUND ACCOUNT

PAYMENT REQUEST

8/12/2025

Company	Invoice	Date	Amt this Draw	Comments
WSDM Managers	918	7/31/2025	\$ 2,000.00	
TOTAL			\$ 2,000.00	

_____, President
Woodmen Road Metropolitan District

Eastern Colorado Bank	\$ 1,732,697.38
08/12/2025 Draw	\$ (2,000.00)
Eastern Colorado After Draw	\$ 1,730,697.38