MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE WOODMEN ROAD METROPOLITAN DISTRICT
HELD AUGUST 12, 2025
AT 11:30 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:

<u>In attendance were Directors</u>:

Les Krohnfeldt	President
Randle Case II	Vice President

<u>Directors Attending Virtually:</u>

Tom Kerby	Secretary/ Treasurer
Paul Brousard	Director

<u>Directors Absent</u>

P.J. Anderson	Director

<u>Also in attendance were:</u>

Rebecca Harris	WSDM Managers
Pete Susemihl	Susemihl, McDermot & Downie P.C.
John Gatto	Crestone Development

1. Call to Order:
   The meeting was called to order at 11:35 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 Case II moved to approve the Agenda presented; seconded by Director Kerby. Motion passed unanimously.

3. Approval of May 13, 2025, Board Meeting Minutes:
   After review, Director Kerby moved to approve May 13, 2025, Board Meeting Minutes as presented; seconded by Director Case II. Motion passed.

4. Financial Matters:

a. Approve Unaudited Financial Reports through July 31, 2025: Ms. Harris presented the unaudited financials. After discussion, Director Kerby moved to approve the Unaudited Financial Reports through July 31, 2025, as presented; seconded by Director Case II. Motion passed unanimously.
b. Ratify and Approve Payables through August 12, 2025: Ms. Harris presented the Payables for the period. After discussion, Director Kerby motioned to approve the payables as presented; seconded by Director Broussard. Motion passed unanimously.

5. Review and discuss wetlands status and Mr. Gatto request: Ms. Harris reviewed the letter and memo prepared by Mr. Walker. She also presented the ariel photos of the wetland parcel in discussion, over the years. Mr. Gatto then presented his request to the board for compensation of roughly $780,000 to re-grade the site to developable. After detailed conversation and discussion the board tabled the discussion until further executive session can be had.

6. Review and consider approval of El Paso County IGA: Director Kerby discussed the edits he proposed to the IGA will include an exhibit listing all each property in the legal description located in the Woodmen Road Metropolitan District Boundaries. After discussion the boards agreed to authorize Ms. Harris to finalize the requested edits and send them back to El Paso County for consideration.

7. Executive Session:

   Director Case II made a motion to enter into executive session per CRS 24-6-402(4)(b) at 12:30pm to receive legal advice regarding Mr. Gatto's request, seconded by Director Kerby. Motion passed unanimously.

   Director Case II made a motion to exit executive session per CRS 24-6-402(4)(b) at 12:43pm to receive legal advice regarding Mr. Gatto's request, 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

Rebecca Harris

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 12, 2025 MEETING MINUTES OF THE WOODMEN ROAD METROPOLITAN DISTRICT.

Thomas A Kerby
Thomas A Kerby (Oct 20, 2025 12:39:19 MDT)

Approved by: Secretary of the Board

WRMD 8-12-2025 Minutes

Final Audit Report 2025-10-20

Created:	2025-10-20
By:	Rebecca Harris (rebecca.h@wsdistricts.co)
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Signer tom@meridianranch.com entered name at signing as Thomas A Kerby
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