

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
WOODMEN ROAD METROPOLITAN DISTRICT
HELD NOVEMBER 2, 2021**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Tuesday, November 2, 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
Tom Cone
Lindsay Case (arrived late)
Tom Kerby (by phone)
PJ Anderson (by phone)

Also, in attendance were:

Pete Susemihl, Susemihl, McDermott & Downie, P.C.
Kevin Walker, WSDM
Rebecca Hardekopf, WSDM (by phone)

1. Call to Order:

President Krohnfeldt called the meeting to order at 8:31 AM and confirmed a quorum was present.

2. Approval of Agenda:

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

3. Approval of the November 3, 2020 and April 6, 2021 Meeting Minutes:

Director Kerby moved to approve the November 3, 2020 and April 6, 2021 Meeting Minutes, seconded by Director Anderson. Motion passed unanimously.

4. Financial Update

- a. Status of bond repayment: Mr. Walker and the Board engaged in discussion regarding the status of the bond repayment. Director Case joined the meeting. Mr. Walker explained the District could be closed out in 2022 with a final bond payment made in December 2022. The Board discussed obligations including the wetlands and a right of way near Adventure Way owned by the District that could potentially be given to the City. Director Case moved to give the Adventure Way right of way to the City;

seconded by Director Cone. Motion passed unanimously. The Board discussed eliminating the fees for 2022.

- b. Public Hearing to consider approval of a Resolution approving the 2022 Budget: President Krohnfeldt opened the Public Hearing on the 2022 Budget. After no public comment, the Public Hearing was closed. Mr. Walker presented the 2022 Budget. Mr. Walker recommended that the mill levy be reduced to 2 mills with no change to the fees as well as modify the Budget to reflect a payoff of the bonds next year. The Board discussed reducing the mill levy to 4 mills instead and looking into a quicker transition. Director Kerby moved to approve the 2022 Budget Resolution with the adjustments to the mill levy to 4 mills and the final assessed valuation to be adjusted once received; seconded by Director Cone. Motion passed unanimously. Director Case commented that he supports the reduction of the mill levy and removing the building fees quickly. Director Case thanked the builders for their support at the start of the District.
- c. Review and approval of unaudited financials for September 30, 2021 and payables for November 1, 2021: Director Kerby moved to approve the unaudited financials for September 30, 2021 and payables for November 1, 2021; seconded by Director Cone. Motion passed unanimously.

5. Manager Report

- a. Wetlands: Mr. Walker reported the wetlands issue is currently being handled by the EPA and awaiting a ruling from the Corps of Engineers regarding jurisdiction.
- b. Development Activity: Mr. Walker reported that development activity continues to increase in the area.

6. Legal Matters:

- a. Approval of Annual Resolutions: Mr. Walker and Mr. Susemihl discussed the election that will be held next year and the new statutes. Mr. Susemihl presented the Resolution that sets the election and designates Mr. Susemihl as the Designated Election Official. Director Cone moved to approve the Resolution; seconded by Director Kerby. Motion passed unanimously.

7. Old Business:

There was no discussion.

8. New Business:

There was no discussion.

9. Adjournment:

The Board unanimously agreed to cancel the December Board meeting. The Board adjourned the meeting at 9:09 AM.

Respectfully Submitted,
Walker Schooler District Managers

Kristina Kulick
Kristina Kulick (Jan 23, 2023 07:40 MST)

By: Kristina Kulick for the Recording Secretary

Les Krohnfeldt

[Les Krohnfeldt \(Jan 18, 2023 11:19 MST\)](#)

Les Krohnfeldt, President

Tom Cone

[Tom Cone \(Jan 21, 2023 13:51 MST\)](#)

Tom Cone, Director

Lindsay Case, Director

Tom Kerby

[Tom Kerby \(Jan 18, 2023 11:24 MST\)](#)

Tom Kerby, Director

P.J. Anderson

[p.j. anderson \(Jan 21, 2023 09:28 MST\)](#)

P.J. Anderson, Director












WRMD 2021 11 02 Minutes KK


Final Audit Report

2023-01-23


Created:	2023-01-18
By:	Heather Smith (heather.s@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgoh1DUzzcx0li1bEjpKgdu8q63DuZ2SA

"WRMD 2021 11 02 Minutes KK" History

-  Document created by Heather Smith (heather.s@wsdistricts.co)
2023-01-18 - 6:01:45 PM GMT
-  Document emailed to les.krohnfeldt@woodmenvalley.org for signature
2023-01-18 - 6:02:38 PM GMT
-  Email viewed by les.krohnfeldt@woodmenvalley.org
2023-01-18 - 6:18:47 PM GMT
-  Signer les.krohnfeldt@woodmenvalley.org entered name at signing as Les Krohnfeldt
2023-01-18 - 6:19:05 PM GMT
-  Document e-signed by Les Krohnfeldt (les.krohnfeldt@woodmenvalley.org)
Signature Date: 2023-01-18 - 6:19:07 PM GMT - Time Source: server
-  Document emailed to tom@meridianranch.com for signature
2023-01-18 - 6:19:09 PM GMT
-  Email viewed by tom@meridianranch.com
2023-01-18 - 6:23:29 PM GMT
-  Signer tom@meridianranch.com entered name at signing as Tom Kerby
2023-01-18 - 6:24:03 PM GMT
-  Document e-signed by Tom Kerby (tom@meridianranch.com)
Signature Date: 2023-01-18 - 6:24:05 PM GMT - Time Source: server
-  Document emailed to p.j. anderson (pja5713@gmail.com) for signature
2023-01-18 - 6:24:07 PM GMT
-  Email viewed by p.j. anderson (pja5713@gmail.com)
2023-01-21 - 4:28:30 PM GMT

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2023-01-21 - 4:28:46 PM GMT

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2023-01-21 - 8:50:36 PM GMT

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Signature Date: 2023-01-21 - 8:51:06 PM GMT - Time Source: server

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2023-01-23 - 2:39:50 PM GMT

 Signer kristina.k@wsdistricts.co entered name at signing as Kristina Kulick

2023-01-23 - 2:40:11 PM GMT

 Document e-signed by Kristina Kulick (kristina.k@wsdistricts.co)

Signature Date: 2023-01-23 - 2:40:13 PM GMT - Time Source: server

 Agreement completed.

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