



GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 and 2

Regular Joint Board Meeting

Thursday, January 16, 2025 – 9:00 a.m.

142 S Raven Mine Dr, Ste 200
Colorado Springs, Colorado 80905

And

This meeting will also be held via video-conferencing and can be joined through the directions below:

<https://video.cloudoffice.avaya.com/join/471819234>

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

Access Code: 471-819-234

Gold Hill Mesa Metropolitan District No. 1

Board of Director	Title	Term
Stephanie Edwards	President	May 2027
John Olson	Secretary/ Treasurer	May 2027
VACANT	Assistant Secretary	May 2027
Barry Brinton	Assistant Secretary	May 2025
VACANT	Assistant Secretary	May 2025

Gold Hill Mesa Metropolitan District No. 2

Board of Director	Title	Term
Stephanie Edwards	President	May 2027
John Olson	Secretary/ Treasurer	May 2027
Thomas Barnish	Assistant Secretary	May 2025
Barry Brinton	Assistant Secretary	May 2025
Justin Burns	Assistant Secretary	May 2025

AGENDA

1. Call to Order
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of Regular Board meeting minutes from November 21, 2024, and Annual Town Hall meeting minutes from December 5, 2024 (enclosed)
5. Financial Matters
 - a. Review the December 31, 2024, Unaudited Financial Statements (enclosed)
 - b. Raity and Approve Payables through January 16, 2025 (enclosed)
6. Public Comment for Items Not on the Agenda (3-minute limit per person)
7. Management Matters
 - a. Discuss District 1 dissolution status
 - b. Discuss Tract Split
 - c. Community Center purchase

8. Legal Matters
9. Landscape Matters
 - a. Review and consider approval for King Tree Service Proposal (under separate cover)
 - b. Discuss Tree Replacement plan for 2025
 - c. Discuss Filing 10 tree replacement
10. Adjourn:
 - a. Next Regular Meeting Date – March 20, 2025, at 9:00 am.



**JOINT MINUTES OF THE SPECIAL BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 AND 2
HELD NOVEMBER 21, 2024
AT 9:00 AM**

Pursuant to posted notice, the special meetings of the Board of Directors of the Gold Hill Mesa Metropolitan District Nos. 1 and 2 were held on Thursday, September 19, 2024, at 9:00 a.m., via tele/videoconference: <https://video.cloudoffice.avaya.com/join/471819234>.

Attendance

In attendance were Directors:

Stephanie Edwards

John Olson

Barry Brinton

Thomas Barnish, left meeting at 10:07 a.m.

Justin Burns, Joined at 9:15 a.m.; left meeting at 10:07 a.m.

Also in attendance were:

Pete Susemihl, Susemihl, McDermott, & Downie, P.C.

Rebecca Harris, WSDM District Managers

Beth Diana, WSDM District Managers

Tim and Tina Daugherty, residents

John White, resident

Leslie White, resident

John Keller, resident

Combined Meeting: The Board of Directors of the Districts have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all 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 President Edwards at 9:00 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Harris confirmed a quorum was present. Mr. Susemihl confirmed the disclosures were properly filed.
3. Approval of Agenda: Director Olson moved to approve the Agenda as amended by adding an HOA topic; seconded by Director Brinton. Motion passed unanimously.
4. Approval of Special Board Meeting Minutes from September 19, 2024: Director Brinton advised that the landscape company will be doing trimming not replacement. After review, Director Barnish moved to approve the Meeting Minutes as amended; seconded by Director Brinton. Motion passed unanimously.
5. Financial Matters
 - a. Review the October 31, 2024, Unaudited Financial Statements: Ms. Harris presented the August 31, 2024 Unaudited Financial Statements. After review, President Edwards moved to approve the August 31, 2024 unaudited Financial Statements as presented; seconded by Director Brinton. Motion passed unanimously.
 - b. Ratify and Approve Payables through November 21, 2024: Ms. Harris presented the Payables For District 2 through November 21, 2024. After review, Director Barnish moved to approve the Payables through November 21, 2024, seconded by Director Olson. Motion passed unanimously.

- c. Conduct Public Hearing on District No. 1 and No. 2, 2024 Amended and 2025 Budgets. Director Brinton moved to open the Public hearing at 9:12 a.m. on District No. 1 and No. 2, 2024 Amended and 2025 Budget, seconded by Director Barnish. Motion passed unanimously. After discussion of the 2024 amended and 2025 Budgets, Director Brinton motioned to close the public hearing, seconded by Director Olson. Motion passed unanimously.
 - i. Review and consider adoption of Resolution to Amend the District No. 2 2024 Budget. Ms. Harris noted District 1 did not need a 2024 Budget Amendment. Ms. Harris presented the Amended 2024 Budget for District 2. After review, President Edwards moved to adopt the Resolution to Amend the District No. 2 2024 Budget, seconded by Director Barnish. Motion passed unanimously.
 - ii. Review and consider adoption of District No. 1 and District No. 2, 2025 Budget Resolutions and Mill levy certifications. Ms. Harris presented the 2025 budget for District 1 and advised that the developer reimbursement was lowered from \$100,000 to \$90,000. Ms. Harris also noted that the budget must show a zero financial ending balance in preparation of District 1's dissolution. Ms. Harris presented District No. 2's 2025 Budget. An Election line item was added. After review, Director Brinton moved to adopt the District No. 1 and District No. 2, 2025 Budgets as amended, seconded by Director Barnish. Motion passed unanimously.
6. Public Comment for Items not on the Agenda: The Board discussed the retaining wall and who is responsible for the construction, repair, and maintenance. After discussion the Board agreed the responsibility for finishing the retaining wall for the current vacant lots is a discussion between the lot owners and the developer.
7. Management Matters
- a. Discuss District No. 1 Dissolution: Ms. Harris noted that the developer reimbursement agreement is preventing the dissolution of District No. 1. No further update to provide.
 - b. Discuss Tract Split: President Edwards discussed scheduling a meeting with Director Burns and the new City Planner.
 - c. Community Center purchase: President Edwards provided a quick update there is interest in the developer selling the building and wanting to continue the Metropolitan Districts consideration for purchasing the building.
8. Legal Matters
- a. Discuss and determine the 2025 Board meeting schedule: After review, Director Brinton moved to approve the 2025 Board meeting schedule to remain as bimonthly on the third Thursday at 9:00 a.m., seconded by Director Olson. Motion passed unanimously.
 - b. Review and consider the adoption of the Resolution calling the May 6, 2025 election: Ms. Harris noted that the election resolution designates Mr. Susemihl as the DEO. Director Barnish advised he will not seek to renew his term as a Board member. After review, Director Brinton moved to approve the Resolution calling the May 6, 2025 election, seconded by Director Olson. Motion passed unanimously.
 - c. Review and consider acceptance of 2025 WSDM – District Manager engagement letter: After review, Director Brinton moved to approve the acceptance of 2025 WSDM – District Manager engagement letter, seconded by Director Olson. Motion passed unanimously.
 - d. Review and consider acceptance of the 2025 Audit engagement letter: Ms. Harris presented the audit engagement letter. After review, President Edwards. moved to approve the acceptance of the 2025 Audit engagement letter, seconded by Director Olson. Motion passed unanimously.
9. Landscape Matters

- a. Review and consider acceptance of District No. 2 Sow Removal Contract: After review, Director Brinton moved to approve the District No. 2 Sow Removal Contract, seconded by Director Olson. Motion passed unanimously.
- b. Review and consider acceptance to tree wrap for a not to exceed \$10,000. After review, Director Brinton moved to approve the tree wrap estimate, seconded by Director Olson. Motion passed unanimously.
- c. Discuss the additional cost to repair electrical issues for the irrigation system. After review, Director Olson moved to approve the additional cost to repair electrical issues for the irrigation system, seconded by Director Brinton. Motion passed unanimously.
- d. Discuss the backflow valve at 142 S Raven Mine Dr: Ms. Harris advised that the ball valve was rusted due to residual water. The valve was repaired but will be turned off for backflow testing.
- e. Discuss the wall: Discussed above in Public Comment section.

10. Adjourn: Director Brinton moved to adjourn the meeting at 10:33 a.m.; seconded by Director Olson. Motion passed unanimously.

- a. Next Regular Meeting Date – January 16, 2025, at 9:00 am. The Board tentatively scheduled Annual Town Hall for December 5, 2024, at 5:30 pm.

Respectfully Submitted,

By: Recording Secretary



**MINUTES OF THE ANNUAL MEETING
OF THE BOARD OF DIRECTORS OF THE
GOLD HILL MESA METROPOLITAN DISTRICT NO. 2
HELD DECEMBER 05, 2024, AT 5:30 P.M.**

Pursuant to §32-1-903(6), C.R.S., the annual meeting of the Board of Directors of the Gold Hill Mesa Metropolitan District No. 2 was held on Thursday, December 05, 2023, at 5:30 p.m., at 142 S Raven Mine Dr., Suite 200, Colorado Springs, CO, 80905 and virtually via video teleconference.

Attendance

In attendance were Directors:

Stephanie Edwards
John Olson
Barry Brinton
Thomas Barnish (absent)
Justin Burns (absent)

Also in attendance were:

Rebecca Harris, WSDM District Managers
Beth Diana, WSDM District Managers
Heather Smith, WSDM District Managers

1. Call to Order: Ms. Harris called the meeting to order at 5:30 p.m.
2. Presentation on Public Infrastructure Projects: Ms. Harris provided a presentation on public infrastructure projects.
3. Presentation on Current Bond & Debt Status: Ms. Harris provided a presentation on the current bond and debt status.
4. Review Current Year to Last Month Unaudited Financial Statements: Ms. Harris presented a review of the current unaudited financial statements.
5. Difference Between HOA and Metro: Ms. Harris presented the differences between an HOA and a Metro District.
6. Ownership Maps: Ms. Harris presented the ownership and responsibility maps for the District.
7. Open Floor for Questions: Discussion was had regarding the 2025 Election and process. Discussion was had regarding Memorandum of Understanding Agreement between the Metropolitan District

and the HOA's. Discussion was had regarding the projected amount of revenue within five years. Discussion was had regarding current homes operating with a sump pump versus the underdrain system. Discussion was had regarding SDA membership. Discussion was had regarding the developer advances that were owed regarding operations and public infrastructure.

8. Adjourn: The meeting was adjourned at 6:18 p.m.

Respectfully Submitted,

Secretary



Gold Hill Mesa Metropolitan District #2
PAYABLES
1/16/2025
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
City of Colorado Springs	10125	1/1/2025	\$ 389.75	
Colorado Springs Utilities	8242523332	12/4/2024	\$ 503.66	
UNCC	224120610	12/31/2024	\$ 25.80	
Weisburg Landscape Maintenance	58017	12/31/2024	\$ 11,750.00	
Weisburg Landscape Maintenance	58142	12/20/2024	\$ 1,280.00	
Weisburg Landscape Maintenance	58212	12/20/2024	\$ 950.00	
Weisburg Landscape Maintenance	58213	12/20/2024	\$ 1,836.25	
Weisburg Landscape Maintenance	58248	12/20/2024	\$ 10,000.00	
WSDM District Managers	569	12/31/2024	\$ 3,023.60	
TOTAL			\$ 29,759.06	

DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
UMB Bank	121024	12/10/2024	\$ 5,564.14	Pledged Rev Prop Taxes
TOTAL			\$ 5,564.14	

Total Payables \$ 35,323.20

First Bank Checking	\$ 283,752.29
Payables	<u>\$ (35,323.20)</u>
First Bank Checking After Draw	\$ 248,429.09