



WOODMEN ROAD METROPOLITAN DISTRICT

Special Board Meeting

Monday, December 1, 2025 – 9:00 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:+1(213)463-4500)

Access Code: 936-909-721

Board of Director	Title	Term
Les Krohnfeldt	President	May 2027
Tom Kerby	Secretary/ Treasurer	May 2027
Randle Case II	Director	May 2029
Paul Brouard	Director	May 2029
VACANT	Director	May 2029

AGENDA

1. Call to order
2. Approval of Agenda
3. Approval of October 16, 2025, Meeting Minutes and October 16, 2025, Annual Meeting Minutes (enclosure)
4. Legal
 - a. Review and consider approval to engage Gardner Law
5. Executive Session §24-6-402 (4)(b) and (e): To receive legal advice regarding November 2025 Court Summons
6. Adjourn:
 - a. Next Meeting Date – January 6, 2025 at 8:30 am

WSDM MANAGERS

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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
WOODMEN ROAD METROPOLITAN DISTRICT
HELD MONDAY, OCTOBER 20, 2025
AT 11:00 AM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Monday, October 20, 2025, at 11:00 a.m., at 3204 N. Academy Blvd. Ste. 100, Colorado Springs, CO 80917 and via tele/video conference.

Attendance:

In attendance were Directors:

Les Krohnfeldt President

Directors Attending Virtually:

Tom Kerby	Secretary/ Treasurer
Paul Broussard	Director
Randle Case II	Vice President

Also in attendance were:

Rebecca Harris	WSDM Managers
Pete Susemihl	Susemihl, McDermot & Downie P.C.
Members of the Public	

1. Call to Order:

The meeting was called to order at 11:11 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 Case II. Motion passed unanimously.

3. Approval of August 12, 2025, Board Meeting Minutes:

After review, Director Kerby moved to approve August 12, 2025, Board Meeting Minutes as presented; seconded by Director Case II. Motion passed.

4. Financial Matters:

a. Approve Unaudited Financial Reports through September 30, 2025: Ms. Harris presented the unaudited financials. After discussion, Director Broussard moved to

approve the Unaudited Financial Reports through September 30, 2025, as presented; seconded by Director Kerby. Motion passed unanimously.

- b. Ratify and Approve Payables through October 20, 2025: Ms. Harris presented the Payables for the period. After discussion, Director Kerby motioned to ratify and approve the payables as presented; seconded by Director Case II. Motion passed unanimously.
- c. Public Hearing on 2025 Amended and 2026 Budget Adoption:
 - i. Consider adoption of Resolution to amend the 2025 Budget and adopt the 2026 budget and Certify Mill Levies

Director Case II motioned to enter into Public Hearing at 11:17 a.m.; seconded by Director Kerby. Motion passed unanimously.

Director Broussard motioned to close the Public Hearing at 11:24 a.m.; seconded by Director Kerby. Motion passed unanimously.

Director Case II motioned to adopt the Resolution to amend the 2025 Budget and adopt the 2026 budget and Certify a zero Mill Levy; seconded by Director Kerby. Motion passed unanimously.

5. Public Comment: No public comment.

6. Legal:

- a. Discuss and Approve the Regular Board Meeting Schedule for 2026: The meetings will be held on the first Tuesday at 8:30 a.m.
- b. Review and Consider Approval of WSDM – Managers Engagement Letter: Ms. Harris reviewed the 2026 Engagement Letter. Director Kerby motioned to approve the engagement letter; seconded by Director Broussard. Motion passed unanimously.

7. Executive Session §24-6-402 (4)(b) and (e): To receive legal advice regarding 9-25-2025 Letter from Mr. Gatto:

Director Kerby made a motion to enter into executive session per CRS 24-6-402(4)(b) at 11:37 am to receive legal advice regarding Mr. Gatto's request letter, seconded by Director Case II. Motion passed unanimously.

Director Case II made a motion to exit executive session per CRS 24-6-402(4)(b) at 11:50 am to receive legal advice regarding Mr. Gatto's request, seconded by Director Kerby. Motion passed unanimously.

8. Adjourn: President Krohnfeldt adjourned the meeting at 11:54 am

- a. Next Regular Meeting scheduled moved to November 4, 2025 at 8:30 am

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 20, 2025 MEETING MINUTES
OF THE WOODMEN ROAD METROPOLITAN DISTRICT.

Approved by: Secretary of the Board

WSDM MANAGERS

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**MINUTES OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE
WOODMEN ROAD METROPOLITAN DISTRICT
HELD MONDAY, OCTOBER 20, 2025
AT 11:00 AM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Monday, October 20, 2025, at 11:00 a.m., at 3204 N. Academy Blvd. Ste. 100, Colorado Springs, CO 80917 and via tele/video conference.

Attendance:

In attendance were Directors:

Les Krohnfeldt President

Directors Attending Virtually:

Tom Kerby	Secretary/ Treasurer
Paul Brouard	Director
Randle Case II	Vice President

Also in attendance were:

Rebecca Harris	WSDM Managers
Pete Susemihl	Susemihl, McDermot & Downie P.C.
Members of the Public	

1. Call to Order:

The meeting was called to order at 11:00 am by Ms. Harris.

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The meeting was called to order at 11:00 am by Ms. Harris.
2. Presentation of Public Infrastructure: Ms. Harris presented the current public infrastructure noting the District is currently building wetlands and in process of disposing of the wetlands and parcel.
3. Presentation on Current Bond & Debt Status: Ms. Harris presented there is no current debt as the debt was defeased in 2023 and mill levy was eliminated.
4. Presentation on Current Unaudited Financial Statements: Ms. Harris presented the current financial position.
5. Presentation on Proposed 2026 Budget: Ms. Harris presented the proposed 2026 Budget.
6. Open Floor for Questions:
 - a. A resident inquired about the taxes and mill levies. Ms. Harris confirmed Woodmen Road Metropolitan District has no mill levies or taxes they collect for since 2024 as the district is preparing to dissolve.
7. Adjourn: Ms. Harris ended the Annual Town Hall meeting at 11:10 a.m.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 20, 2025 ANNUAL MEETING
MINUTES OF THE WOODMEN ROAD METROPOLITAN DISTRICT.

Approved by: Secretary of the Board