



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
WOODMEN ROAD METROPOLITAN DISTRICT
HELD NOVEMBER 7, 2017**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Tuesday, November 7, 2017 at 8:30 a.m., at The Olive Real Estate Group: 102 N. Cascade, Suite 250.

<u>Attendance</u>	<u>In attendance were Directors:</u> Les Krohnfeldt, President Lindsay Case, Vice President PJ Anderson, Director (Arrival at 8:35 a.m.) Tom Kerby, Director	<u>Also in attendance were:</u> Pete Susemihl, Susemihl, McDermott & Cowan, P.C. Kevin Walker, WSDM Lori VonFeldt, WSDM Randle Case II, Bent Grass MD & Woodmen Heights MD Jacqueline Armendariz, WSDM
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Tom Cone, Secretary/Treasurer, was absent and excused.

1. Call to Order & Certification of the Agenda-

Director Krohnfeldt called the meeting to order at 8:32 a.m.

2. Approval of Minutes-

Director Case moved to approve the September 5, 2017 minutes seconded by Director Kerby. Motion passed.

3. 2017 Amended and 2018 Budget Discussion and Public Hearing

Ms. VonFeldt said there was a Mill Levy change to the 2018 budget, which the Board discussed. Director Kerby noted that \$250,000 should not be an Access Project line item to avoid encouraging those funds to be used for additional spending. Mr. Walker suggested moving the funds to a Contingency line item and the Board concurred. Ms. VonFeldt discussed both Series 2008B and Series 2010 Debt Service Reserves, noting a Gallagherized Mill Levy of 10.8 to 11.93 from the 2017 to 2018 budget. Mr. Susemihl said property assessments went down and were entitled to a mill levy increase to cover the loss towards the Debt Service. The Board then discussed projections for residential and commercial lots within the 2018 Budget as well as adjusting fees within the District. The Board recommended the number of commercial lots on the 2018 Budget stay the same, residential lots reflecting 500 units, and no increase to the fees.

Director Kerby made a motion to open the public hearing. Director Anderson seconded the motion. Director Krohnfeldt opened the public hearing at 8:50 a.m.

Mr. Randle Case II made a public comment saying there is support for the District to invest in projects if they can be brought forward with existing criteria, including that WRMD pay costs for maintenance of a pond wetland area south of Woodmen Road. Director Krohnfeldt said Mr. Walker could request the District order a title commitment on the acreage and asked where that expense would fall. Mr. Walker suggested the contingency line item.

Upon motion made by Director Anderson, seconded by Director Kerby, a resolution which adopted the 2018 Budget as discussed, amended the 2017 Budget, appropriated the funds set forth in the budget, and authorized the mill levy certification at 11.93 Gallagherized was unanimously passed with authorization for management to adjust the numbers when the final County Assessed Valuation is received.

There was no additional public comment.

Director Kerby made a motion to close the public hearing. Director Anderson seconded the motion. The board approved it unanimously and Director Krohnfeldt closed the public hearing at 8:56 a.m.

4. Manager's Report-

A. Woodmen Heights Metro District Water Quality Pond

Director Krohnfeldt said wetland reports for the storm water and water quality drainage pond have been returned to Matrix Design Group and that the easement for triple gas lanes is the last piece of the puzzle, which needs approval from the District Manager. Mr. Walker said Woodmen Heights Metro District (WHMD) would be the entity to take on the expense and that he has yet to see the plan or wetland reports. Director Krohnfeldt and Director Kerby agreed that WHMD incur the cost of developing the area, with Director Kerby adding that the WHMD will benefit from the pond being on their property and will need a maintenance agreement with the County. Mr. Randle Case II indicated the District's wetland area will be jointly maintained. Director Case said the Board must determine where the drainage goes as well as what works in the area as a result of Woodmen Road Metropolitan District or WHMD. Director Krohnfeldt said a plan is necessary before this is decided and Board follow up on this issue is dependent on the plan.

B. Development Activity

Mr. Walker reported that the District is doing very well in terms of looking at 2017 numbers. Director Case asked when the bonds were expected to be paid off, to which Ms. VonFeldt answered 2025.

5. Legal Issues-

Mr. Susemihl requested the Board authorize him to be the Designated Election Official (DEO) for the upcoming Board election and to keep the same date, time and place for the meetings next year. Director Anderson moved to authorize Mr. Susemihl as the DEO for the 2018 Election with no changes to Board meeting date, time and place; seconded by Director Kerby. Motion passed unanimously.

6. Old Business-

A. Approve Invoices

Director Kerby moved to approve the current and future ongoing invoices seconded by Director Case. Motion passed.

7. New Business-

There was no discussion.

8. General Discussion-

There was no discussion.

9. Next Meeting-

The next regular meeting is to be determined.

10. Adjournment-

The meeting was adjourned at 9:11 a.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Lori VonFeldt for the Recording Secretary