



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
WOODMEN ROAD METROPOLITAN DISTRICT
HELD JUNE 4, 2019**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Tuesday, June 4, 2019, at 8:30 a.m., at The Olive Real Estate Group: 102 N. Cascade, Suite 250.

Attendance: In attendance were Directors:

Les Krohnfeldt
Tom Cone
Tom Kerby

Also, in attendance were:

Pete Susemihl, Susemihl, McDermott & Downie, P.C.
Josephus Le Roux, BiggsKofford
Lori VonFeldt, WSDM
Kristina Kulick, WSDM

1. Call to Order & Certification of the Agenda:

The meeting was called to order at 8:34 a.m. by President Krohnfeldt. Directors Case and Anderson were excused.

2. Approval of the November 6, 2018, Meeting Minutes:

Director Cone moved to approve the November minutes. President Krohnfeldt noted a clarification to the statement, "They are under contract to sell." The Board discussed that the sentence is in reference to the 1.7 acres of land in the District and will need to clarify who "they" is. The motion was seconded by Director Kerby. Motion passed unanimously.

3. 2018 Audit Presentation: BiggsKofford:

Mr. Susemihl noted he reviewed the audit and everything looked good. Mr. Le Roux thanked the Board for allowing BiggsKofford to do the audit for the District. He explained they started fieldwork earlier this year to have the draft done in June to be filed in July. He added that they are just waiting on the legal letter and confirmations, but they should not change anything. Mr. Susemihl confirmed he will provide the legal letter. Mr. Le Roux presented the Audit to the Board. The Board accepted the Audit by BiggsKofford.

4. Manager Report:

A. Sale of Property –

Mr. Walker reported that the purchaser has been moving slowly and that it may occur yet this summer or early fall. Mr. Walker asked that the Board pass a resolution approving the sale, just in case.

Request approval of a Resolution to Authorize the District to sell the 1.7 Acre parcel under contract to SC Woodmen LLC. Motion to approve made by Tom Cone, seconded by Tom Kerby; motion passed unanimously.

B. Development Activity –

President Krohnfeldt discussed the large liquor store that is ready to be developed, but there is no activity. They have not closed on the purchase of the land and there is no indication that they plan on doing it. Director Cone said he believes the Olive Group has the listing and they are working on it. The Board discussed how the bridge across Sand Creek and the liquor store will trigger more activity in the area. President Krohnfeldt asked Director Cone to check if the Olive Group knows anything more about the liquor store. The Board discussed that they have heard Sterling Ranch is moving along and concluded that they are not in the Woodmen Road MD service area. President Krohnfeldt noted there have been good meetings at the City in regards to the Sand Creek Bridge. They are hoping to get over the hurdle of budget issues soon. Director Kerby asked about the King Soopers, and Mr. Susemihl said he heard they have ended plans to move forward with development.

5. Legal Issues:

Mr. Susemihl had nothing further to report.

6. Old Business:

A. Approve Payables –

Ms. VonFeldt presented the invoice for WSDM and noted they will need to do another draw this month. She explained they have not received the taxes yet because they usually come in later in the month. Director Kerby moved to approve the payables; seconded by Director Cone. Motion passed unanimously.

7. New Business:

A. Inclusion of Jayden LLC Property - Maverick –

Mr. Susemihl explained the District has received two petitions for inclusion of property, Jayden, LLC and FJ Management. He sent the petition to FJ Management but has not heard back from them. Mr. Susemihl discussed that this inclusion of Jayden LLC is the same as the District has done before. He explained the jurisdiction to include properties and it is in the best interest of the District to include the property in the District. The Board discussed the location is near the Church on the southeast corner of Black Forest and Woodmen Road. President Krohnfeldt noted this piece was under contract with Maverick and they are not moving forward on activity yet. Director Cone noted they will be closing a portion of Black Forest Road next week to work on utilities there. Director Cone moved to approve the inclusion of Jayden LLC; seconded by Director Kerby. Motion passed unanimously. Mr. Susemihl said he will file the inclusion with the Courts today.

8. General Discussion:

A. Meeting Location: There was no discussion.

9. Next Regular Meeting:

The Board discussed meeting in November for the Budget meeting unless there is another inclusion.

10. Adjournment:

The meeting was adjourned by President Krohnfeldt at 9:15 a.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Kristina Kulick for the Recording Secretary