



WOODMEN ROAD METROPOLITAN DISTRICT  
 Regular Board Meeting  
 Tuesday, April 7, 2026 – 8:30 a.m.

3204 N. Academy Blvd. Ste. 100  
 Colorado Springs, CO 80917

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

**AGENDA**

1. Call to order
2. Declaration of Quorum/Disclosure of potential conflicts of interest
3. Approval of Agenda
4. Administrative Matters
  - a. Approval of March 3, 2026, Meeting Minutes (enclosure)
  - b. Review and consider approval of Unaudited Financial statements through February 28, 2026 (enclosure)
  - c. Review and consider ratification of payables through period ending April 7, 2026 (enclosure)
5. Discuss Wetland asset status and disposition
6. Executive Session §24-6-402 (4)(b) and (e): To receive legal advice regarding November 2025 Court Summons
7. Adjourn: Next Meeting Date – May 5, 2026, at 8:30 a.m.

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MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
WOODMEN ROAD METROPOLITAN DISTRICT  
HELD MARCH 3, 2026  
AT 8:30 A.M.

Pursuant to posted notice, the Regular Meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on March 3, 2026, at 8:30 a.m. at Wisdom Management – 3204 N. Academy Blvd. Suite 100, Colorado Springs, CO 80917 and via tele/videoconference.

Attendance:

In attendance were Directors:

Les Krohnfeldt	President	
Randle Case II	Vice President	
Tom Kerby	Secretary/Treasurer	
Paul Brousard	Director	Attended Virtually
VACANT	Director	

Also, in attendance were:

Rebecca Harris	Wisdom Management
Bob Gardner	The Gardner Law Office
Jak Pattamasaevi	The Gardner Law Office
Madison Hunt	Wisdom Management
Pete Susemihl	Susemihl, McDermot, and Downie

1. Call to Order

President Krohnfeldt called the meeting to order at 8:30 a.m.

2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures

Each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. No additional disclosures were noted.

3. Approval of the Agenda

Discussion was held regarding reordering the agenda to move the Executive Session earlier. Director Kerby moved to approve the agenda as amended; seconded by Director Brousard. Motion passed unanimously.

4. Administrative Matters

a. Approval of January 6, 2026 Regular Meeting Minutes

After review, Director Kerby moved to approve the meeting minutes as presented; seconded by Director Case II. Motion passed unanimously.



- b. Review and consider approval of Unaudited Financial statements through January 31, 2026  
Ms. Harris presented the financials. Ms. Harris will conduct research into annexation agreements, fee structures, and payment records. Director Kerby moved to approve the unaudited financials as presented; seconded by Director Case II. Motion passed unanimously.
    - c. Review and consider ratification of payables through March 3, 2026  
After review, Director Broussard moved to approve the payables as presented; seconded by Director Kerby. Motion passed unanimously.
5. Discuss Wetland asset status and disposition  
Staff reported no update from Mr. Morley and noted ongoing efforts on other projects. The board discussed the status of the wetlands assets and will await further information before taking additional action.
6. Executive session §24-6-402 (4)(b) and (e):  
Director Case II moved to enter executive session at 8:32 a.m. to receive legal advice regarding the November 2025 Court Summons; seconded by Director Broussard. Motion passed unanimously.  
Director Kerby moved to exit executive session at 8:38 a.m.; seconded by Director Case II. Motion passed unanimously.
7. Additional Matters
  - a. Meeting Frequency  
The board discussed the necessity of monthly meetings. Due to ongoing litigation, the board agreed to continue meeting monthly unless legal counsel indicates otherwise.
  - b. Board Vacancy  
The board discussed possible candidates, including representatives from local developers we mentioned, but none have expressed formal interest. Staff will reach out to potential candidates as discussed.
8. Adjournment:  
Director Broussard moved to adjourn the meeting at 8:53 a.m.; seconded by Director Kerby. Motion passed unanimously.
  - a. Next Regular Meeting scheduled: Regular Board Meeting April 7, 2026, at 8:30 a.m., at Wisdom Management, 3204 N. Academy Blvd. Suite 100, Colorado Springs, CO 80917.

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Submitted by: Recording Secretary



THESE MINUTES ARE APPROVED AS THE OFFICIAL MARCH 3, 2026 REGULAR MEETING MINUTES OF THE WOODMEN ROAD METROPOLITAN DISTRICT.

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Approved by: Secretary of the Board

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## Woodmen Road Metropolitan District

## Balance Sheet

03/31/26

As of February 28, 2026

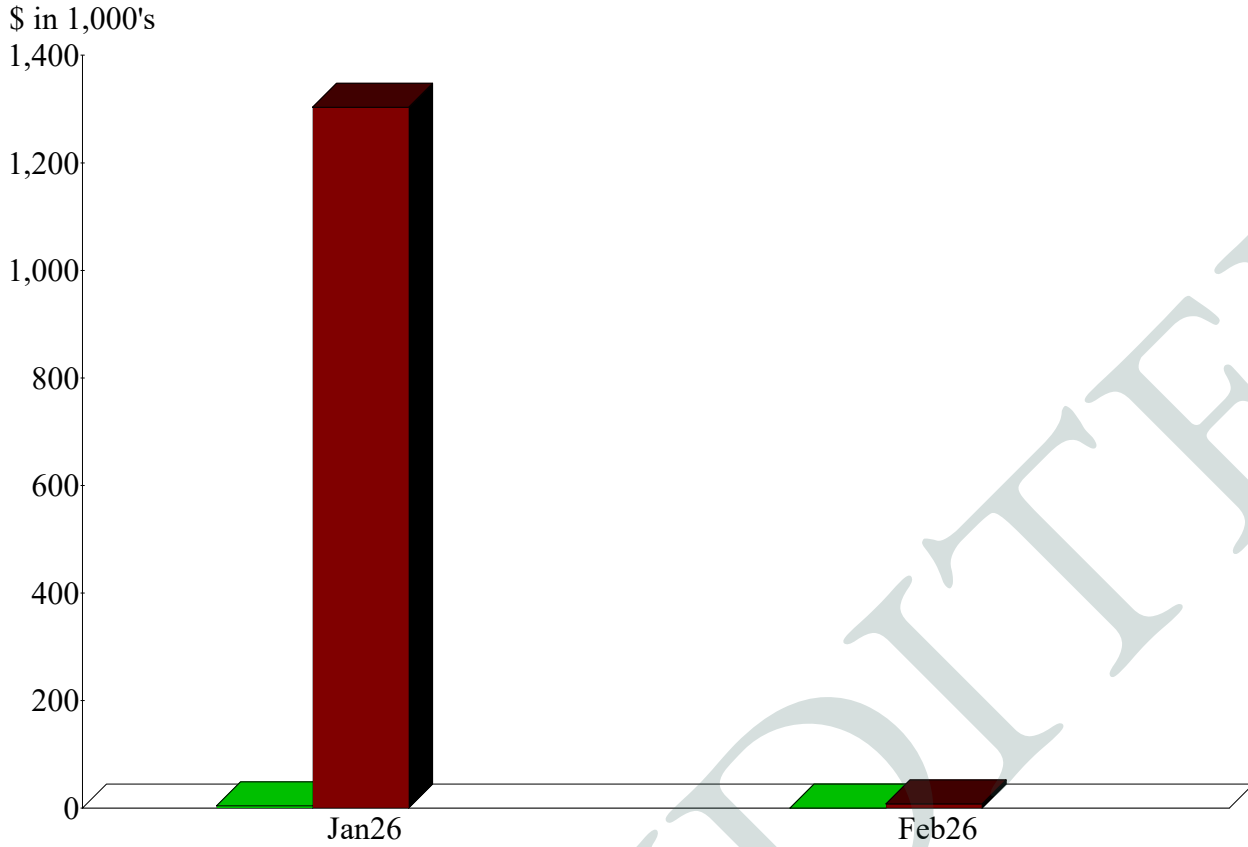
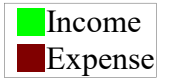
Accrual Basis

	Feb 28, 26
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Bank of Colorado	126,701.30
Eastern Colorado Bank	438,337.01
<b>Total Checking/Savings</b>	565,038.31
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	65,259.00
<b>Total Accounts Receivable</b>	65,259.00
<b>Total Current Assets</b>	630,297.31
<b>Fixed Assets</b>	
<b>1500 · Capital Assets</b>	
Phase III Construction	241,372.51
11-2-1 · Grading/Demo	2,145.61
1511 · Accum Deprec-Public Improvement	-122,052.00
1516 · Public Improvements	13,720.32
1521 · Accum Depreciation-Phase III	-6,040.00
<b>Total 1500 · Capital Assets</b>	129,146.44
<b>Total Fixed Assets</b>	129,146.44
<b>Other Assets</b>	
1800 · Mitigation Credits	262,400.00
<b>Total Other Assets</b>	262,400.00
<b>TOTAL ASSETS</b>	<b>1,021,843.75</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2010 · Accounts Payable	11,301.13
<b>Total Accounts Payable</b>	11,301.13
<b>Total Current Liabilities</b>	11,301.13
<b>Long Term Liabilities</b>	
2700 · Contingent Liability	500,000.00
<b>Total Long Term Liabilities</b>	500,000.00
<b>Total Liabilities</b>	511,301.13
<b>Equity</b>	
3010 · Retained Earnings	217,468.75
3020 · Contributed Capital	1,600,000.00
Net Income	-1,306,926.13
<b>Total Equity</b>	510,542.62
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,021,843.75</b>

**Woodmen Road Metropolitan District**  
**Profit & Loss Budget vs. Actual**  
January through February 2026

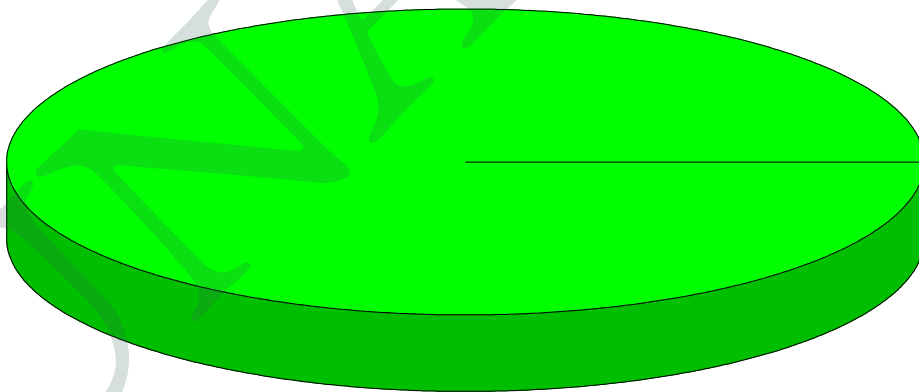
	TOTAL				
	Feb 26	Jan - Feb 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Fees</b>					
Building Permit	0.00	4,400.00			
<b>Total Fees</b>	<u>0.00</u>	<u>4,400.00</u>			
<b>Total Income</b>	0.00	4,400.00			
<b>Expense</b>					
6120 · Bank Service Charges	0.00	20.00	500.00	-480.00	4.0%
Copies and Postage	21.60	21.60	10,000.00	-9,978.40	0.22%
6165 · Due & Subscription (SDA)	0.00	0.00	500.00	-500.00	0.0%
El Paso County Woodmen Road Imp	0.00	1,300,000.00			
6180 · Insurance	0.00	0.00	2,500.00	-2,500.00	0.0%
Membership Dues	378.28	378.28			
6270 · Professional Fees					
Management Fees	2,500.00	5,000.00	30,000.00	-25,000.00	16.67%
6280 · Legal Fees	5,156.25	5,906.25	20,000.00	-14,093.75	29.53%
6270 · Professional Fees - Other	0.00	0.00	20,000.00	-20,000.00	0.0%
<b>Total 6270 · Professional Fees</b>	<u>7,656.25</u>	<u>10,906.25</u>	<u>70,000.00</u>	<u>-59,093.75</u>	<u>15.58%</u>
<b>Total Expense</b>	<u>8,056.13</u>	<u>1,311,326.13</u>	<u>83,500.00</u>	<u>1,227,826.13</u>	<u>1,570.45%</u>
<b>Net Ordinary Income</b>	<u>-8,056.13</u>	<u>-1,306,926.13</u>	<u>-83,500.00</u>	<u>-1,223,426.13</u>	<u>1,565.18%</u>
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
Loss Contingency	0.00	0.00	50,000.00	-50,000.00	0.0%
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>-50,000.00</u>	<u>0.0%</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>-50,000.00</u>	<u>50,000.00</u>	<u>0.0%</u>
<b>Net Income</b>	<u><u>-8,056.13</u></u>	<u><u>-1,306,926.13</u></u>	<u><u>-133,500.00</u></u>	<u><u>-1,173,426.13</u></u>	<u><u>978.97%</u></u>

Income and Expense by Month  
January through February 2026



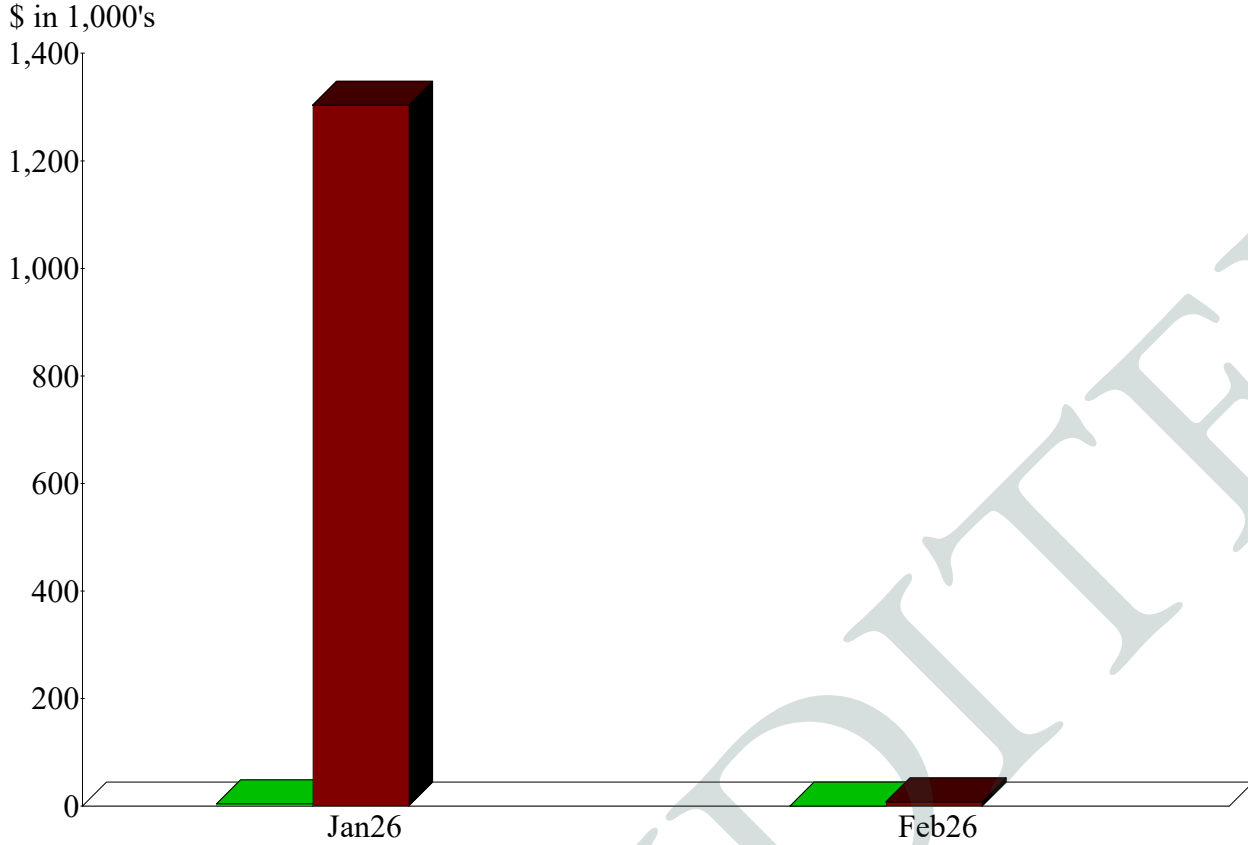
Income Summary  
January through February 2026

Fees	100.00%
Total	\$4,400.00



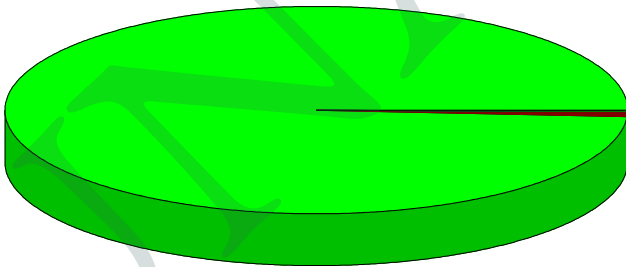
Income and Expense by Month  
January through February 2026

Income  
Expense



Expense Summary  
January through February 2026

El Paso County Woodmen Road Imp	99.14%
6270 · Professional Fees	0.83
Membership Dues	0.03
Copies and Postage	0.01
6120 · Bank Service Charges	0.01
<b>Total</b>	<b>\$1,311,326.13</b>



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# Woodmen Road Metropolitan District

## Payment Request

3/17/2026

### General Fund Account

Company	Invoice	Date	Amount	Comments
Bristlecone Ecology	1268	3/10/2026	\$ 975.00	
Susemihl, McDermott & Downie	37982	2/28/2026	\$ 281.25	
Wisdom Management	1349	2/28/2026	\$ 2,521.60	
<b>Total:</b>			<b>\$ 3,777.85</b>	

Current Bank Balance:	\$ 429,833.73		
Payables for This Month:	\$ (3,777.85)		Total Payables
Bank Balance after Payables:	\$ <b>426,055.88</b>	\$	<b>3,777.85</b>

Woodmen Road Metropolitan District, President