

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS  
OF THE WOODMEN HILLS METROPOLITAN DISTRICT  
June 24, 2021**

**Attendance:**

**Board Members present:** President Troy Stinson, Secretary Neil Erickson, and Director Jonathan Martin.

**District personnel present:** General Manager Jerry Jacobson, Park & Rec Director Jedd Sims, Director of Administration Rachel Hawkins, and Legal Counsel Ted Bendelow

**Guests Present:** None at this meeting

**1. Call to order**

Convene: President Stinson called the meeting to order at 5:34 pm

**2. Roll Call**

Roll call: Jonathan Martin, Neil Erickson, and Troy Stinson present. Sherry Ringen and Stacey Popovich will not be here. We do have a quorum

**3. President's Welcome and Remarks and Rules of Conduct**

President Stinson welcomed everyone to the first in person meeting since February of last year, and the pledge was recited

**4. Approval of Agenda**

Motion: motion to approve the agenda with amendment

Moved: Secretary Erickson moved

Second: Director Martin second

Discussion: move executive session to the end before other business

Vote: Carried by unanimous vote

**5. Audit Report**

- Jena Fogel and Courtney Vance were here from Stockman Kast Ryan
- Governance Letter
  - No new accounting policies so they will be similar to last year
  - Estimates are allowance for doubtful accounts and useful life for capital assests
  - All estimates are reasonable
- Corrected and uncorrected misstatements

- All were corrected
- No disagreements with managements
- Management representation letter which state management has given complete information
- No opinion shopping
- Nothing unusual arose and everything went smoothly
- Supplemental information
  - Make sure everything agrees but do not offer an opinion
- Independent auditors report
- Management is responsible for the financial statements
- Auditors are responsible for obtaining audit evidence and making an opinion
- They issued a clean opinion
- Management discussion and analysis is required to be in the audit
- Budget compared to actual is fairly stated
- Statement of net position
  - Deferred outflows of resources came from capital assests due to current year additions plus a decrease in cash and cash equivalentents
- Total liabilities is a decrease from capital leases and bonds payable
  - Net position is an of roughly \$2 million
- Total operating revenue is decrease from water and wastewater because of water acquisition payments went down, however rates increases made the difference
- Tap fees increased due to more taps being sold in the current year
- Cash provided by operating activities is decreased
- Net cash used which is an increase due to capital assest addition
- Decrease in cash and cash equivalentents
- Notes are fairly consistent
  - Deposits per the amounts held in financial institutions
  - Details property plant and equipment
  - Long term debt discloses bond and capital leases
  - Risk management, we have insurance for certain risk
  - Restricted net position
  - Disclose tabor and that we are excluded from tabor
  - Employee benefit plan
  - Must maintain compliance with CDPHE
  - The agreement was terminated so we recognized \$213,000 in revenue
  - Favorable with budget

Motion: Move to approve audit as presented

Moved: Director Martin moved

Second: Secretary Erickson second

Discussion: N/A

Vote: Carried by unanimous vote

## **6. Approval/Disapproval of Board Minutes**

Motion: Move to approve the minutes for the meeting minutes as written

Moved: Director Martin moved

Second: Secretary Erickson second

Discussion: N/A

Vote: Carried by unanimous vote

## **7. Approval/Disapproval of Financials**

Motion: To approve financials

Moved: Secretary Erickson moved

Second: Director Martin second

Discussion: N/A

Vote: carried by unanimous vote

## **8. Parks and Recreation Report**

- Maintenance is busy
  - Fence
  - Tent and stage
  - Floor at CCW
  - Pool slide ordered
  - Algae issue
    - Cleaned up
  - T pads for disc golf
  - Mowing
- Addition
  - Foundation is being poured
  - Asphalt, irrigation, landscaping are completed
  - Electric and gas line relocated
  - Waiting on light poles
- Activities
  - Going well
  - Many more coming up
- Concert in the park
  - Looking at a pavilion possibly
- Balcon bathroom
  - Waiting on price quotes
- Pickle ball courts
  - Under contract
- Community garage sale
  - Filled 7 dumpsters

- A learning experience
- Rentals/sponsorships
  - Going well
- Land
  - Still waiting to hear from Fire Chief
- Snack Shack
  - Doing well
- Looking into
  - Turf
    - 100 by 300 field \$363,000
  - Fencing at Balcon Park
  - HVAC
    - Starting to get quotes to replace
  - RCE Roof
    - Leaking so getting quotes on replacing
  - Parking Lots
    - Getting estimates on repaving
  - Child watch
    - Difficult to staff
    - Not much use
    - Looking to close
    - Neil would like to see if we should do a poll of community members to see what they would need
    - Troy wants to make sure we don't take away something
    - Would keep the room could make into a possible game room
  - Mowers are residential mowers not commercial looking into new mowers
  - CCW pool pump is too small for the pool size
    - Meridian Ranch guys came and helped and they were awesome
- Neil would like to see multiple years quantity in a spreadsheet

## **9. Water and Wastewater Report**

- Operating well
  - Equipment break downs
  - Lagoon cleaning has wrapped up
  - TNORM regulations- this is new
    - Confident we will not have problem
    - However if we do we will have to treat it
  - Our crews did well with the breaks, however ran into many complications
  - Have adequate staff until we have emergency situations
  - Brown water issues- Cherokee seems to be the suspect
    - When we get a compliant we will go flush until the water is clear
  - Construction continues

- Bent Grass
- Falcon Market place was delayed by El Paso County
- Tamlin line relocation has begun
  - Oakwood homes is changing the pipes
- El Paso County
  - Contacted about Horseshoe Park
  - Discussed about having it deeded back to us
- Drainage
  - Pond 4 behind Safeway
  - Resident off of Oakmont which has trees causing erosions, will be meeting with an arborist
- Maintenance
  - Want to make a schedule to make sure all our properties are taken care of then we will do El Paso Counties properties
  - Split rail fence on Woodmen Hills Dr which we would like to remove to be replaced with reflectors, however this belongs to El Paso County
  - This is not a priority, could be a community project
- Guthrie
  - Surveyor has given us homeowners who we need to have easements added to them
  - Most of the 13 miles of pipe in the right of way

## **10. Attorney's Report**

- Pickle Ball contact
  - Negotiated a variety of changes
- Cherokee water
  - Still in the air
- 4-Way reimbursement
  - Has been completed
- Guthrie line
  - Has been discussed
- Service Plan
  - Has a few but still working on it
- Changes in legislation
  - Governor has not yet signed it
  - Can get it online
  - More notices
  - Annual report and audits to have different information
- Requires Special Districts using eminent domain to get County Approval.
- Falcon Fire
  - Still active

## 11. Items Unfinished from Previous Meeting

- No items

## 12. Board Follow-up

- Bill.com
  - An option for ACH
- By Law update
  - Still working on it

## 13. Public Comment Regarding Current Board Business Not on the Agenda

- David Stivers was here in 2017 and represents Metropolitan subdivision Metro Club HOA
  - Metro Club was owed by Benjamin Green, Metro Club, and WHMD
  - Checked on what common area they own
  - The open space is not owed by Metro Club
  - There is supposed be sound wall and 6 lane street at Stapleton, long range
  - From the association fence line to the county easement is owned by WHMD
  - Original plan was supposed to be a park, it now eroding
  - A possibility to deed to the association, less than an acre
  - His board did not want to take it over, because they would have to fix and get a variance from the county
  - District put in a split rail fence to stop motorize vehicles, however it does not stop them
  - Tract C is El Paso County
  - 10 acres adjacent is D49
  - South of the parcel is the pond designated by El Paso County as wetlands
  - 1<sup>st</sup> request is maintenance
  - 2<sup>nd</sup> request is remediate the land, by adding drainage
  - We did put a split rail fence, seeded it, and put thatch down
  - Limited to what can be done
  - Our attorney is going to have to verify the information
  - Ted would like a list of what they would like

## 14. Executive Session

Motion: motion to enter executive session for personnel matters and negotiations, CRS 24-6-402(f)(1 )

Moved: Secretary Erickson moved

Second: Director Martin second

Discussion: N/A

Vote: Carried by unanimous vote

**15. Adjournment**

Motion: Motion for adjournment

Moved: Director Martin moved

Second: Secretary Erickson second

Discussion: N/A

Carried: carried by unanimous vote

**The next regular meeting scheduled at 5:30 pm on Thursday, July 22, 2021, at Woodmen Hills Community Center, 11720 Woodmen Hills Drive, Falcon, CO 80831**

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Board Secretary