

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
OF THE WOODMEN HILLS METROPOLITAN DISTRICT
May 26, 2021**

Attendance:

Board Members present: President Troy Stinson, Secretary Neil Erickson, Treasurer Stacey Popovich, Vice President Sherry Ringen, 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 5:33 pm

2. Roll Call

Roll call: Sherry Ringen, Jonathan Martin, Stacey Popovich, Neil Erickson, and Troy Stinson present.

3. Executive Session

Motion: motion to enter executive session for determining positions relative to matters that may be subject to negotiation, CRS 24-6-402(4)(e)

Moved: President Stinson moved

Second: Vice President Ringen second

Discussion: N/A

Vote: Carried by unanimous vote

4. President's Welcome and Remarks and Rules of Conduct

President Stinson welcomed everyone and thanked people for being here, and the community recited The Pledge.

5. Approval of Agenda

Motion: motion to approve the agenda as written

Moved: Vice President Ringen moved

Second: Treasurer Popovich 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: Treasurer Popovich moved

Second: Secretary Erickson second

Discussion: N/A

Vote: Carried by unanimous vote

7. Attorney's Report

- Very little to report
 - Very quiet
- Guthrie water line, getting the survey done
 - Starting tomorrow and will be done by Friday
 - Identify easements or ownership sections; we are unsure
- Cherokee
 - Sent a letter on water quality
- Paint Brush
 - February 25
 - Ted will check with the County

8. Approval/Disapproval of Financials

Motion: To approve financials

Moved: Treasurer Popovich moved

Second: Director Martin second

Discussion: Stacey questioned underestimating the payroll taxes; Rachel stated that the HR firm calculates and pays accordingly

Vote: carried by unanimous vote

9. WHMD Revised Standard Specifications

- List of changes we have made in status specifications
- We have the prerogative to change these specifications as needed
- We are changing the setback to 5 ft
- The services cannot be in the driveway
- It has to do with the housing market and the size of the lots
- Jerry would like the board to know we made these changes and to approve the spec book

Motion: To approve spec book with updates

Moved: President Stinson moved

Second: Secretary Erickson second

Discussion: N/A

Vote: carried by unanimous vote

10. El Paso County-Owned Parcels in Woodmen Hills

- Horseshoe Park and green space across from Horseshoe Park belongs to the County
- Horseshoe Park has a pavilion, playground, and football field
- Jerry thinks we should approach the County on getting those returned to the district
 - We are looking for the board's direction
 - Neil asked if we discussed with the County; we have not consulted with the County and still looking for board direction
 - There is a market value to these properties but no assessed value
 - Neither property is accessible without crossing our property
- There is the 3rd property, 10-acres, scheduled as a school sight
 - D49 cannot build a school there because of its proximity to the airport
 - WHMD must maintain the property until developed
 - If not used for the intended purpose, it should be returned to a developer or marketed
 - There is water and sewer stubbed in and a street
 - Would be roughly 50-60 tap fees if developed
 - We would like to approach County on developing this other piece of property
- Troy would like Jerry to contact the County; Jon and Neil agree

11. Pond 4 Drainage

- Jerry had a meeting with the County, and they are concerned with aspects on Pond 4
- T-bone would like to develop a property by Safeway
- County did inspect our Pond 4
- Jerry did agree to do the repairs the County asked for, which allowed T Bone construction to get the permit
- Jerry is working with T Bone to get that cleaned up
- The current drainage fee is inclusive of "sewer" fees; the previous board tried to amend the service plan to fund "Drainage," the community denied the amendment

12. New Website

- Daniel and Neil are working on the new website
- The new website launch date is June 1, 2021
- Our color scheme has changed to purple and silver
- The page loads quickly
- Sample Website is accessible at colecomms.us
- The home page shows each department
- The slider at the bottom for hot topics
- All "hot topics" are archived under the blog tab
- You will be able to open all the menu items on one page

- It should be user friendly
- Ted asked if there was a section on governing documents; he also verified all items, not including the Bylaws
- Daniel will make sure Jerry gets him the most up to date version of Bylaws
- There will be a hyperlink to the bylaws
- Ted doesn't want people to be linked Title 32; Troy would like both hyperlinks since they both govern us
- Stacey and Troy like it; they questioned if everything would fade out of green and gold and to purple and silver
- We will slowly fade out green and gold but not get rid of the green and gold

13. Parks and Recreation Report

- Maintenance
 - Irrigation
 - Fence at district
 - Stonework at CCW
 - Kitchen expansion at CCW
- RCE addition
 - Gas will be off Tuesday next week
 - \$30,000 credit on grading insurance is not required.
 - WHMD will install a collage of the Bennet Ranch in the new building
 - After the completion of the asphalt for the parking lot, they will seed; it will be eight weeks until the community can use the space; WHMD can increase to hydroseed, which would be four weeks, or wait until September to seed
 - Jon asked when Jedd would like it done; Jedd would like to wait until September
 - Neil and Stacey would seed in the fall
 - Jon would defer to when Jedd would like to do it
- Activities
 - Soccer went well
 - Disc golf league went well
 - The concert in the park did not go as planned because of the weather
 - Jon stated "realtors are advertising" during the concerts in the park
- Balcon bathrooms
 - One roughly \$32,000, one roughly \$28,000
 - Planning and scheduling will take some time
 - Jedd would like to complete it by the beginning of 2022
 - There are only two ways to do this hire an architect or be the General Contractor on the bathroom
 - Jedd will need to reach out and see how other places have done this
 - Hammer's proposal is \$200,000

- Pickle Ball courts
 - Jedd received bids on both one-stop-shop or piecing together different parts of pickleball
 - Versa Court would be \$30,000 plus \$35,000 concrete, plus netting and fencing
 - Sports court is \$121,000
 - Renner sports is \$88,000, which excludes grading
 - We will use money from Balcon bathrooms, while Balcon bathroom wouldn't be complete until 2022
 - Troy would like to do the Pickle Ball court 1st, and most quotes are for three courts except one for four courts from Sports Court
 - We would start with three courts with the expansion in the future
 - Troy would go with the three, so we can also begin moving forward with the bathroom
 - Jerry would like to look at the layout of the field
 - Troy likes the Sports Court for three courts quote
 - Stacey and Jon would enjoy the three pickleball courts
 - Stacey would like to start the RFP process on the bathrooms
 - Sherry would like to talk about parking; Jedd has not personally received a complaint; however, the parking shortage is usually short term
 - Neil likes the pickleball courts

Motion: To approve Sports Court 3 court quote

Moved: President Stinson moved

Second: Treasurer Popovich second

Discussion: Jedd would like the Sports Court since it is a one-stop-shop. Neil asked when the build-out will be ready; Jedd will double-check in the morning. Ted would want to look at the contract.

Vote: carried by unanimous vote

- Turf fields
 - We use roughly 2,000,000 gallons of water to irrigate Balcon park
 - The options are to get turf on the soccer fields or the entire park
 - The water we use in Balcon Park is mainly due to maintaining the soccer fields
 - If we take soccer fields and pickleball courts (4), we will reduce 650,000 gallons of water
 - However, maintenance would go down
 - The traffic at Balcon Park is higher
 - A water district must conserve water
 - Neil would like to do an ROI on turf versus grass

- The turf would last roughly 12 to 20 years
- Upcoming
 - Camps
 - Golf tournament
 - Monthly classes and games
 - Farmer's market
 - Community garage sale and dumpster day
 - Community garden
 - Gardening class
 - Snack shack
- Events
 - Military appreciation day
 - National Day of Prayer
 - Beautification day
- Other business
 - Land- fire board is not opposed to the park, they need a utility easement, and then they will get it back to us
 - Looking into adding a slide to the outdoor pool, looking for an ok to add
 - Ted would like to know if we need to let the insurance company know about adding the slide
 - Jedd did it would be \$65
 - Neil, Sherry, and Stacey would like to if it fits within the budget
 - Looking at electric Segways to rent, which will come later
 - BMX Park, looking to amp it up

14. Water and Wastewater Report

- The manufacturer delays the FP3 pump. We will install it when the pump arrives
- We have a Well failure, but it should be a warranty issue with Applied Ingenuity
- Cherokee is causing us brown water problems
 - Since contacting Cherokee, the issue has improved
- Bent Grass construction is ongoing
- Falcon Marketplace in continuing
- Two staff have tested positive for COVID-19
- Employees, exposed or potentially exposed, are working or quarantining
- Jerry provided the board with a ten-year plan

15. Items Unfinished from Previous Meeting

- Neil asked about the fire station land
 - Troy answered that Jedd just updated
- Stacey would like ACH
 - Jerry answered that the Bank and IT advised against it
 - We are contacting other districts about how they handle ACH transactions
 - We will also need to check with our vendors

- Troy would push forward with ACH and are meeting with Key Bank to consolidate our bank accounts

16. Board Follow-up

- No board follow up

17. Public Comment Regarding Current Board Business Not on the Agenda

- No public comment

18. Other Business

- No other business

19. Adjournment

Motion: Motion for adjournment at 8:56 pm

Moved: Vice President Ringen moved

Second: Secretary Erickson second

Discussion: N/A

Carried: carried by unanimous vote

The next regular meeting scheduled at 5:30 pm on Thursday, June 25, 2021, at Woodmen Hills Community Center, 11720 Woodmen Hills Drive, Falcon, CO 80831

Board Secretary

