

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

**Attendance:**

**Board Members present:** President Troy Stinson, Vice President Sherry Ringen, Secretary Neil Erickson, Treasurer Stacey Popovich, and Director Jonathan Martin.

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

**Guests:** Several present.

**1. Call to order**

Convene: President Stinson called the meeting to order at 5:39 pm

**2. Roll Call**

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

**3. Public Comment Regarding Current Board Business Not on the Agenda**

- Public comment moved earlier in the meeting to accommodate a member of the public who preferred not to wait until after the meeting to speak.
- A resident had recommendations for improving rec centers' maintenance.
- A non-resident made a series of comments.

**4. Executive Session**

The board voted unanimously to enter executive session.

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

President Stinson welcomed everyone at the meeting, and all recited the pledge.

**6. Approval of Agenda**

Motion: motion to approve the agenda with amendment to Public Comment location

Moved: Treasurer Popovich moved

Second: Vice President Ringen second

Discussion: None

Vote: Carried by unanimous vote

## 7. Approval/Disapproval of Board Minutes

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

Moved: Secretary Erickson moved

Second: Director Martin second

Discussion: N/A

Vote: Carried by unanimous vote

## 8. Attorney's Report

- Falcon Fire
  - Awaiting signatures on easement
  - Jedd said there was to be a contract for purchase of property

Motion: Move to approve the easement agreement with the Falcon Fire Protection District

Moved: President Stinson moved

Second: Vice President Ringen second

Discussion: N/A

Vote: Carried by unanimous vote

- Owl Place
  - We have prepared an inclusion agreement.
  - Jerry has it, but we can't finalize it until we receive a property description from Jerry or wherever it's coming from.
  - Jerry specifies that property is Lot 1 on Owl Place.
  - Ted concludes that Board should see full agreement before approving it.
- Bent Grass
  - Minutes say Board has rejected current inclusion agreement pending more information
- Paintbrush
  - There has been an exchange of CORA requests with both sides cooperating
  - Ted asked Paintbrush to move on to a discussion of the IGA, with no response
- Guthrie Water Line
  - District hired surveyor, determined there are eight properties on which an easement is required

- District sent out a letter the day of the meeting to property owners

## 9. Approval/Disapproval of Financials

Motion:o disapprove financials

Moved: Secretary Erickson moved

Second: Treasurer Popovich second

Discussion: None

Vote: carried by unanimous vote

## 10. Parks and Recreation Report

- President Stinson reads report because Jedd is absent with illness
- Maintenance
  - Landscaping being caught up
  - Pools up and running
  - RCE shows has been fixed
  - Pricing out new pool cover at outdoor pool
  - Trees being transplanted at Balcon Park
- RCE Expansion
  - Construction coming along
- Activities
  - Cornhole tournament, luau, disc golf tournament, concerts in the park, all recent events have gone well
  - Jedd would like to sign architect contract now for Balcon bathroom
- Pickleball court construction starting at end of August
- Sponsorships
  - Public, please participate in wall of bricks

Motion: To approve Balcon bathroom architect contract with correction of scrivener's error

Moved: Director Martin moved

Second: Vice President Ringen second

Discussion: None

Vote: carried by unanimous vote

## 13. Water and Wastewater Report

- Painting project on Meridian Ranch Boulevard. Crews have been dealing with this and taken away from their normal responsibilities.
- Crew made repairs to Falcon Highlands lift station. Problem arose two hours after operator visited, and pump ran until next morning.
- Everything running smoothly at the wastewater plant.
- Water is operating correctly. Tests have come back in good shape.
- Construction at Bent Grass is ongoing. District beginning to receive plans for approval and tap fees at Falcon Marketplace.

#### **14. Items Unfinished from Previous Meeting**

- No items

#### **15. Board Follow-up**

- No items

#### **16. Other Business**

- Per bylaws, Board will approve expenditures other than those made from \$5,000 petty cash fund.
- Per bylaws and SDA manual, Board President or Vice President will approve all contracts.
- All raises will be approved by the Board of Directors.
- The Board is appointing a hiring committee consisting of Secretary Erickson, Treasurer Popovich, and the District's General Counsel to work with the HR firm to advertise for enterprise directors.
- The Board is transitioning the District back to the enterprise system, as directed by the SDA and the District's TABOR exception. There will be a water enterprise director, a wastewater enterprise director, and a parks and rec director. The District is eliminating the General Manager position effective August 30.

Motion: Motion to eliminate the General Manager position effective August 30.

Moved: Director Martin moved.

Second: Vice President Ringen second

Discussion: None

Carried: carried by unanimous vote

- The District is appointing a tech committee consisting of Secretary Erickson and Director Martin to work with the IT company. Board members need admin rights for their email accounts.
- Because Board has fiduciary responsibilities, Board will appoint two members to supervise each of the enterprise directors, once they are hired. Decisions made tonight underscore that Board is responsible for the District and put the District back in line with the SDA model.
- President Stinson thanks Jerry Jacobson for his service.
- President Stinson speaks to the advantages of an enterprise director system as opposed to a general manager system. General manager can bottleneck information. Enterprise directors system puts enterprise directors on equal footing. Enterprise directors will work as a team in the same way the Board works as a team.

### **18. Adjournment**

Motion: Motion for adjournment

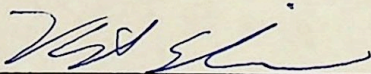
Moved: President Stinson moved

Second: Vice President Ringen second

Discussion: None

Carried: carried by unanimous vote

**The next regular meeting is scheduled at 5:30 pm on Thursday, September 23, 2021, at Woodmen Hills Community Center, 11720 Woodmen Hills Drive, Falcon, CO 80831**



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Board Secretary