

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS  
OF THE WOODMEN HILLS METROPOLITAN DISTRICT  
January 27, 2022**

**Attendance:**

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

**District personnel present:** Parks & Rec Director Jedd Sims, Water Enterprise Director JD Shivvers, Wastewater Enterprise Director Wally Eaves, Comptroller Carter Bullion, Legal Counsel Brian Luther.

**Guests:** Several present.

**1. Call to order**

Convene: President Stinson calls the meeting to order at 5:32 pm.

**2. Roll Call**

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

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

President Stinson welcomes everyone at the meeting, acknowledges guests Wayne Williams, Peter Marks, Robert Rivera, Kevin Walker, and district staff. Daniel Cole leads Pledge of Allegiance. Neil Erickson says he's excited for substantial changes in the office and what that means for the future of Woodman Hills.

President Stinson amends the agenda to put Colorado Springs City Councilman Wayne Williams remarks as item 4.

**4. Colorado Springs City Councilman Wayne Williams remarks**

Williams says he will be serving as the Designated Election Official for the WHMD elections this May, and gives an update on that election.

Three positions will be elected for three-year terms as special districts around the state move from even year elections to off year elections. The call for nominations will be on the website and in the paper. Attained approval from Clerk & Recorder's office – primary way of returning ballots will be fire station drop box. There will be a P.O. box for those who wish to mail. If there are no more than three candidates, the election will be cancelled.

**5. Approval/Disapproval of the agenda**

Motion: Motion to approve the amended agenda

Moved: Treasurer Popovich moves

Second: President Stinson seconds

Discussion: None

Vote: Carried by unanimous vote

**6. Approval/Disapproval of the minutes**

Popovich moves to amend September board meeting minutes to correctly say "Director Martin moves to approve change to Comptroller."



Motion: Motion to approve the amended board minutes for September 23<sup>rd</sup>, in addition to board minutes from October 28<sup>th</sup>, and November 29<sup>th</sup> meeting minutes

Moved: Treasurer Popovich moves

Second: Secretary Erickson seconds

Discussion: None

Vote: Carried by unanimous vote

#### **7. Attorney report**

Brian Luther filling in for Ted Bendelow. Forwarded a resolution to Carter for the board to include the outplace inclusion. We have everything we need in place now for the inclusion, board is ready to consider. Looking into amending the WHMD service plan to raise the debt ceiling, which would be considered a material modification and must be approved by the El Paso Board of County Commissioners. The guidance we've received thus far is that most of the BOCC would not approve eliminating the debt ceiling but would be more likely to support raising it to whatever level would be necessary.

#### **8. Approval/Disapproval of the minutes**

President Stinson notes that this item is a repeat of item 6 and moves on to item 9.

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

Carter Bullion – new comptroller, gives an update. Provides financial details on two statements, one to close out of December 2021 and the other to close out of year ending 2021. District had a net income of \$150,000 last month, and a net income of \$2,178,314 million for last year. Very healthy year for growth, expects growth to continue.

Erickson wants to clarify that revenue is going toward future projects.

Popovich provides financial booklets for July and August.

Motion: To accept 2021 year end financials

Moved: Moved by Treasury Popovich

Second: Seconded by Secretary Erickson

Discussion: None

Vote: Carried by unanimous vote

#### **10. Cola Aspen View Homes on servicing two homes in bent grass**

Richard van Seenus and Aspen View Homes is seeking “will service” letters. Preliminary plans are showing two different properties, one would be 208 units the other would be 69 units. Stinson and JD Shivvers discuss the projects. The board concludes that without more specific information, they are uncomfortable granting “Will service” letters, but express that they will continue to work with Aspen View Homes.

#### **11. Approval/Disapproval of proposed bylaw changes**

Daniel Cole gives short summary of proposed bylaw changes, presents a Google doc detailing proposed changes.

Cole asks Brian if 24 hours is sufficient notice for special meetings, and if it is posted on website if that is sufficient or if it must be posted in three places throughout the district. Brian says he will look into it.



Motion: To accept bylaw changes

Moved: Moved by Director Martin

Second: Seconded by Treasurer Popovich

Discussion: Director Martin mentions that the board can change the bylaws at any time as needed

Vote: Carried by unanimous vote

## **12. Parks & Rec report**

Jedd Sims gives a Parks & Rec report. Discusses renovations, project updates on restrooms, painting, etc. Activities are going well.

Secretary Erickson asks if the internet is up and running in the buildings. Jedd says they are.

Director Martin asks if you can now see the cameras in the new build. Jedd says yes.

Martin asks what equipment will be purchased. Jedd details the equipment that will be purchased, as well as potential buying options.

Martin points out that the new build has a sauna but not a shower.

Jedd asks about purchasing a new Zamboni. Stinson, Popovich, and Martin express support.

Motion: To approve \$7,500 for the purchase of a Zamboni

Moved: Moved by President Stinson

Second: Seconded by Vice President Ringen

Discussion: none

Vote: Carried by unanimous vote

## **13. Water Enterprise Report**

JD Shivvers gives update on projects, sales, and maintenance. Says that the transformer complaint from a previous meeting was addressed by building a three-wall fence around the transformer to dampen the frequency. Addresses ongoing issues.

## **14. Wastewater Enterprise Report**

Wally Eaves gives an update on Wastewater Enterprise projects, sales, and maintenance.

## **15. Items unfinished from previous meeting**

Resolution for inclusion of property. Stinson asks if Brian was good with the inclusion. Brian says that all the issues were resolved and it was good to go.

Motion: For approval of inclusion of property at Owl Place.

Moved: Moved by Secretary Erickson

Second: Seconded by Director Martin

Discussion: None

Vote: Carried by unanimous vote

## **16. Public Comment**

Peter Martz discusses Four Way Ranch District 2's interest in opening a dialogue with WHMD about creating a new IGA agreement for sewer service to the Four Way Ranch District property.

Board members suggest support for opening a dialogue, but express a need for assurances.



**17. Executive Session**

Motion: To move into executive session  
Moved: Moved by President Stinson  
Second: Seconded by Secretary Erickson  
Discussion: none  
Vote: Carried by unanimous vote

**18. Approval/Disapproval of Employee Handbook**

Motion: To approve employee handbook  
Moved: Moved by Vice President Ringen  
Second: Seconded by Director Martin  
Discussion: none  
Vote: Carried by unanimous vote

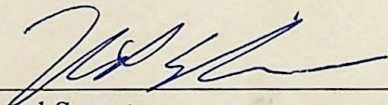
**19. Other business**

An agreement between WHMD for the purchase of a parcel of land known as 00 Jones Road. Peyton CO, 80831.

Motion: To approve the purchase of 00 Jones Road. Peyton, CO. 80831  
Moved: Moved by Director Martin  
Second: Seconded by Secretary Erickson  
Discussion: none  
Vote: Carried by unanimous vote

**20. Adjournment**

Motion: To adjourn  
Moved: Moved by Treasurer Popovich  
Second: Seconded by Director Martin  
Discussion: none  
Vote: Carried by unanimous vote

  
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Board Secretary