

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS  
OF THE WOODMEN HILLS METROPOLITAN DISTRICT**

**March 28, 2024**

**Attendance:**

**Board members present:** President Troy Stinson, Vice President Sherry Ringen, Secretary Kelsie Ives, and Director Jon Martin

**District personnel present:** Finance and Administration Director Carter Bullion, Parks and Rec Director Marcus Graves, Water Enterprise Director JD Shivvers, Wastewater Enterprise Director Wally Eaves, and Legal Counsel Jon Wagner

**1. Call to Order**

Convene: Troy Stinson calls the meeting to order at 5:37 PM.

**2. Roll Call**

Troy Stinson, Sherry Ringen, Jon Martin, and Kelsie Ives present.

**3. Director Disclosures**

No conflicts

**4. Approval/Disapproval of Agenda**

Amendments to remove Item 11 from the agenda and add “water service negotiations with Falcon Highlands MD” to executive session.

Motion: To approve agenda with amendments

Moved: Jon Martin moves

Second: Sherry Ringen seconds

Discussion: None

Vote: Carried by unanimous vote

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

Troy Stinson welcomes everyone to the meeting and encourages community members to consider running in the next board election. Room recites Pledge of Allegiance.

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

No public comments

**7. Approval/Disapproval of February 22, 2024, Meeting Minutes**

Motion: To approve February 22, 2024 meeting minutes

Moved: Kelsie Ives moves

Second: Jon Martin seconds  
Discussion: None  
Vote: Carried by unanimous vote

## **8. Approval/Disapproval of January and February Financials**

Carter Bullion provides a Financial report.

### January

#### Revenue:

Water: Actual - \$266,954.68 Budget - \$512,316.32 Variance - (\$245,361.64)  
Sewer: Actual - \$283,996.94 Budget - \$476,488.10 Variance - (\$192,491.16)  
Parks: Actual - \$246,900.76 Budget - \$250,288.11 Variance - (\$3,387.35)

#### Expense:

Water: Actual - \$146,283.70 Budget - \$288,362.44 Variance \$142,078.74  
Sewer: Actual - \$167,132.01 Budget - \$294,603.94 Variance \$127,471.93  
Parks: Actual - \$117,596.67 Budget - \$213,499.21 Variance \$95,902.54

#### Net:

Actual: \$330,474.15  
Budget: \$442,626.94  
Variance: \$(112,152.79)

### February

#### Revenue:

Water: Actual - \$258,695.50 Budget - \$467,196.13 Variance - (\$208,500.63)  
Sewer: Actual - \$310,496.86 Budget - \$388,035.89 Variance - (\$77,539.03)  
Parks: Actual - \$269,112.64 Budget - \$245,204.43 Variance - \$23,908.21

#### Expense:

Water: Actual - \$120,846.65 Budget - \$270,751.11 Variance \$149,904.46  
Sewer: Actual - \$159,243.43 Budget - \$286,633.93 Variance - \$127,390.50  
Parks: Actual - \$114,042.77 Budget - \$179,734.92 Variance - \$65,692.15

#### Net:

Actual: \$403,390.56  
Budget: \$363,316.49  
Variance: \$40,074.07

Motion: To approve January and February financials

Moved: Jon Martin moves

Second: Sherry Ringen seconds

Discussion: None

Vote: Carried by unanimous vote

### **9. Attorney's report**

Jon Wagner gives an update on term limits and the amended and restated service plan.

### **10. Consider Adoption of the Fifth Amendment to Resolution Concerning the District Charges and Fees (2024 Rates and Fees)**

Jon Wagner and Carter Bullion discuss the resolution with the board.

Motion: To approve the resolution Concerning the District Charges and Fees

Moved: Jon Martin moves

Second: Sherry Ringen seconds

Discussion: None

Vote: Carried by unanimous vote

### **11. Consider Adoption of Amended and Restated Intergovernmental Agreement with Falcon Highlands Metropolitan District**

Removed from agenda.

### **12. Consider Adoption of the First Amendment to the Agreement for Wastewater Treatment Plant Expansion and Extraterritorial Wastewater Service**

Wally Eaves explains the resolution.

Motion: To approve the First Amendment to the Agreement for Wastewater Treatment Plant Expansion and Extraterritorial Wastewater Service

Moved: Sherry Ringen moves

Second: Troy Stinson seconds

Discussion: None

Vote: Carried by unanimous vote

### **13. Consider Adoption of District Employee Handbook**

Motion: To approve adoption of District Employee Handbook

Moved: Sherry Ringen moves

Second: Jon Martin seconds

Discussion: None

Vote: Carried by unanimous vote

### **14. Review of Financial Auditor Proposals**

Carter Bullion discusses the financial auditor proposals with the board.

### **15. Parks and Recreation Report**

Marcus Graves gives a Parks and Rec report on revenue streams, sports leagues, construction, maintenance, and other topics.

#### **16. Water Report**

JD Shivvers gives a water report on new water treatment plant at Theriot.

#### **17. Wastewater Report**

Wally Eaves gives a wastewater report on new lip seals for screw press, hired engineering company for a storage facility, leaking sewer taps, west pump out of service, Grandview lift station, and other topics.

#### **18. Executive Session for matters that may be subject to negotiations under CRS 24-6-402(4)(e), namely the Memorandum of Understanding with Falcon Area Water and Wastewater Authority, and to receive legal advice on specific legal questions under CRS 24-6-402(4)(b), namely related to addressing the impact of car washes in the District and future changes to District boundaries and water service negotiations with Flacon Highlands MD.**

Motion: To enter executive session at 6:49 PM.

Moved: Troy Stinson

Second: Jon Martin

Discussion: None

Vote: Carried by unanimous vote

Pursuant to Section 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during the executive session.

The Board reconvened in regular session at 8:34PM.

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

None

#### **20. Board Follow-Up on Older Items**

None

#### **21. Other Business**

None

#### **22. Adjournment**

Motion: To adjourn


Moved: Jon Martin moves

Second: Sherry Ringen seconds

Discussion: None

Vote: Carried by unanimous vote

The foregoing constitutes a true and correct copy of  
the minutes of the above-referenced meeting.

By  \_\_\_\_\_  
Kelsie Ives (Jun 12, 2024 18:18 MDT)

Secretary

The foregoing minutes were approved by the Board of  
Directors on the 25th day of April, 2024

# Woodmen Hill Minutes Signature Packet 2

Final Audit Report

2024-06-13

Created:	2024-06-04
By:	Shelley Jones (sjones@wbapc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2trybmdp-3KWCGft1Ty_6CU7rX3JOY45

## "Woodmen Hill Minutes Signature Packet 2" History

-  Document created by Shelley Jones (sjones@wbapc.com)  
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