

**JOINT MINUTES OF THE REGULAR BOARD MEETING  
OF THE BOARD OF DIRECTORS OF THE  
GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 AND 2  
HELD NOVEMBER 16, 2023  
AT 9:00 AM**

Pursuant to posted notice, the regular meetings of the Board of Directors of the Gold Hill Mesa Metropolitan District Nos. 1 and 2 were held on Thursday, November 16, 2023, at 9:00 a.m., at 142 S Raven Mine Dr., Suite 200, Colorado Springs, CO 80905 via tele/videoconference:

<https://video.cloudoffice.avaya.com/join/471819234>.

Attendance

In attendance were Directors:

Stephanie Edwards (Excused)

John Olson

Barry Brinton

Thomas Barnish

Justin Burns

Also in attendance were:

Pete Susemihl, Susemihl, McDermott, & Downie, P.C.

Rebecca Harris, WSDM District Managers

Kevin Walker, WSDM District Managers

Rylee DeLong, WSDM District Managers

Heather Smith, WSDM District Managers

Tim Daugherty, Resident

John Keller, Resident

Combined Meeting: The Board of Directors of the Districts have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

1. Call to Order: The meeting was called to order by Ms. Harris at 9:01 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Harris confirmed a quorum was present with President Edwards excused. She confirmed the disclosures were properly filed.
3. Approval of Agenda: Director Brinton moved to approve the Agenda as presented; seconded by Director Olson. Motion passed unanimously.
4. Approval of October 12, 2023 Board Meeting Minutes: The Board requested additional information and discussion be included in the October 12, 2023 Minutes regarding why there are dead trees in the neighborhood. The Board decided to add a description to the website explaining why the trees died.
5. Public Comment: The meeting was opened for public comment.
6. Management Matters
  - a. Discuss the status of Policy to Re-Plat District Owned Tracts: Mr. Walker requested the Board table this item until the next meeting.
    - i. Tract A Gold Hill Mesa Filing No 7A: There was no discussion.

- b. Status of Curb Damage on Lady Campbell: Ms. Harris reported she is working on getting additional proposals.
- c. Discuss Status of Dissolution of District No. 1: Mr. Susemihl discussed the status of the dissolution of District No. 1 and noted he is still waiting for the developers to provide a list of the reimbursable items.

## 7. Financial Matters

- a. Review the October 31, 2023, Unaudited Financial Statements: After review, Director Olson moved to approve the October 31, 2023 Unaudited Financial Statements; seconded by Director Burns. Motion passed unanimously.
- b. Approve Payables through November 16, 2023: After review, Director Burns moved to approve the Payables through November 16, 2023; seconded by Director Brinton. Motion passed unanimously.
- c. Review and Consider Approval for Snow Removal Proposals: Ms. Harris presented three proposals for snow removal.
- d. Review and Consider Approval for 2024 Landscape Maintenance Proposals: Ms. Harris presented six proposals for 2024 landscape maintenance. After review, the Board established a committee to coordinate with the HOA and meet with the landscapers. Director Olson and Director Burns were appointed to the Landscape Committee and authorized to proceed with selecting the 2024 landscape and snow removal contract.
  - i. Brightview, LandTech, Landscape Endeavors, Timberline, Weisburg Landscaping, Robertson's Landscaping
- e. Review and Consider Approval of Memorandum of Understanding with Gold Hill Mesa Townes Association, Gold Hill Mesa Townhomes Association, Townes at Gold Hill Mesa Association (Condos), and Gold Hill Mesa Neighborhood Association: Ms. Harris presented a Memorandum of Understanding with Gold Hill Mesa Townes Association, Gold Hill Mesa Townhomes Association, Townes at Gold Hill Mesa Association (Condos), and Gold Hill Mesa Neighborhood Association. After review, the Board approved the Memorandum and calculations.
- f. Open Public Hearing on 2023 Amended and 2024 Budget Adoption: Director Brinton moved to open the public hearing on the 2023 Amended and 2024 Budget; seconded by Director Burns. Motion passed unanimously. Ms. Harris presented the 2023 Amended and 2024 Budget. After review, the public hearing was closed at 10:10 a.m. Ms. Harris discussed the mill levy and recommended the maximum Gallagher adjustment to the mill levy. The Board agreed with Ms. Harris' recommendation.
- g. Review and Consider Adoption of Resolution to Amend the 2023 Budget and Adopt 2024 Budget for Gold Hill Mesa Metropolitan District No. 1 and No. 2: After review, Director Brinton moved to adopt the Resolution to Amend the 2023 Budget and Adopt the 2024 Budget for Districts 1 and 2 as presented pending the final assessed valuations; seconded by Director Burns. Motion passed unanimously.

## 8. Legal Matters

- a. Discuss and Approve the Regular Scheduled Board Meeting Scheduled for 2024: The Board scheduled 2024 meetings for the third Thursday at 9:00 a.m. bimonthly.
- b. Review and Consider Approval of WSDM 2024 Engagement Letter: After review, Director Brinton moved to approve the WSDM 2024 Engagement Letter; seconded by Director Burns. Motion passed unanimously.
- c. Review and Consider Approval of District No. 1 and No. 2 BiggsKofford 2023 Audit Engagement Letter: After review, Director Brinton moved to approve the District Nos. 1 and 2 BiggsKofford 2023 Audit Engagement Letter; seconded by Director Burns. Motion passed unanimously.
- d. Discuss July 1, 2024 Website ADA Compliance Requirement: Ms. Harris informed the Board of the ADA website compliance requirements that go into effect on July 1, 2024, and noted that WSDM is working on this item.

9. Landscape Matters
  - a. Discuss Tree Removal Incident: Ms. Harris discussed the tree removal incident. Brightview removed trees that were not dead but on the watch list in error. The error was discovered and Brightview was provided a list of dead trees that they removed. Brightview will replace the trees that were removed in error at no cost to the District. The Board discussed a review of the trees to make sure additional trees were not removed in error.
10. Adjourn: Director Olson moved to adjourn the meeting at 10:31 a.m.; seconded by Director Brinton. Motion passed unanimously.
  - a. Next Regular Meeting Date – January 18, 2024 at 9:00 a.m.

Respectfully Submitted,

*Rebecca Harris*

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By: Recording Secretary