



GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 and 2

Regular Joint Board Meeting

Thursday, March 21, 2024 – 9:00 a.m.

142 S Raven Mine Dr, Ste 200
Colorado Springs, Colorado 80905

And

This meeting will also be held via video-conferencing and can be joined through the directions below:

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

United States: [+1 \(213\) 463-4500](tel:+12134634500)

Access Code: 471-819-234

Gold Hill Mesa Metropolitan District No. 1

Board of Director	Title	Term
Stephanie Edwards	President	May 2027
John Olson	Secretary/ Treasurer	May 2027
VACANT	Assistant Secretary	May 2027
Barry Brinton	Assistant Secretary	May 2025
VACANT	Assistant Secretary	May 2025

Gold Hill Mesa Metropolitan District No. 2

Board of Director	Title	Term
Stephanie Edwards	President	May 2027
John Olson	Secretary/ Treasurer	May 2027
Thomas Barnish	Assistant Secretary	May 2025
Barry Brinton	Assistant Secretary	May 2025
Justin Burns	Assistant Secretary	May 2025

AGENDA

1. Call to Order
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of Board meeting minutes from January 18, 2024(enclosed)
5. Public Comment for Items Not on the Agenda (3-minute limit per person)
6. Management Matters
 - a. Discuss Concrete curb repair on Lady Campbell
 - b. Discuss status of tract split and sale
 - c. Discuss Status of the Dissolution of District No. 1
7. Financial Matters
 - a. Review the February 29, 2024, Unaudited Financial Statements (enclosed)
 - b. Approve Payables through March 21, 2024 (enclosed)
8. Legal Matters

9. Landscape Matters

- a. Review and consider approval of cost to protect trees from Deer
- b. Review and consider approval of cost to remove tree stakes
- c. Discuss plan for Turf replacement and use of Grant
- d. Excess Dog waste in open spaces
- e. Discuss proposed additional Dog Waste Stations

10. Adjourn:

- a. Next Regular Meeting Date – May 16, 2024 at 9:00am



**JOINT MINUTES OF THE SPECIAL BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 AND 2
HELD JANUARY 18, 2024
AT 9:00 AM**

Pursuant to posted notice, the special meetings of the Board of Directors of the Gold Hill Mesa Metropolitan District Nos. 1 and 2 were held on Thursday, January 18, 2024, at 9:00 a.m., via tele/videoconference: <https://video.cloudoffice.avaya.com/join/471819234>.

Attendance

In attendance were Directors:

Stephanie Edwards (Arrived late)

John Olson

Barry Brinton

Thomas Barnish

Justin Burns (Arrived late)

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

Tim Daugherty, Resident

John Keller, Resident

Jody, 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 9:02 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Harris confirmed a quorum was present with President Edwards joining late and Director Burns excused. She confirmed the disclosures were properly filed.
3. Approval of Agenda: Director Olson moved to approve the Agenda as presented; seconded by Director Barnish. Motion passed unanimously.
4. Approval of Board Meeting Minutes: After review, Director Olson moved to approve the October 12, 2023, November 16, 2023 Town Hall and Board Meeting Minutes; seconded by Director Brinton. Motion passed unanimously.
 - a. October 12, 2023
 - b. November 16, 2023
 - c. November 16, 2023 Town Hall Meeting
5. Public Comment: Jody asked about the Fall cleanup that was not done this year by Bright View and he noted leaves in the streets that were not cleaned up. Ms. Harris will follow up with Bright View

regarding the missed items. It was discussed that snow removal in the alleys will be taken care of by Weisburg. President Edwards joined the meeting.

6. Management Matters
 - a. Discuss Status of Dissolution of District No. 1: Mr. Susemihl explained the process and discussed the status of dissolution of District No. 1. He noted that he is still waiting on the developer reimbursement agreement and the engagement of a third-party engineer.
7. Financial Matters
 - a. Review the December 31, 2023 Unaudited Financial Statements: Ms. Harris presented the December 31, 2023 Unaudited Financial Statements. The Board discussed the invoicing regarding the underdrain, and it was clarified to be for stormwater.
 - b. Approve Payables through January 18, 2024: Ms. Harris presented the Payables through January 18, 2024. Ms. Harris noted the addition of a developer reimbursement for \$100,000. After review, Director Olson moved to approve the Payables through January 18, 2024 except for the Bright View invoice to allow time to review, and with the addition of the developer reimbursement; seconded by Director Brinton. Motion passed unanimously.
8. Legal Matters: There were no legal matters.
9. Landscape Matters
 - a. Ratify signature on snow contract with Weisberg Enterprises: The Board reviewed the snow contract and agreed upon the 3” snow threshold. After review, Director Olson moved to ratify the signature on snow contract with Weisberg Enterprises; seconded by President Edwards. Motion passed unanimously.
 - b. Discuss and approve Landscape contract with Weisberg Enterprises: The Board discussed the landscape contract with Weisberg and that the previous contract did not include the tree lawns so a new one was provided that includes mowing and maintenance of the tree lawns. After review, President Edwards moved to approve the landscape contract with Weisberg Enterprises; seconded by Director Olson. Motion passed unanimously.
10. Adjourn: President Edwards moved to adjourn the meeting at 10:00 a.m.; seconded by Director Brinton. Motion passed unanimously.
 - a. Next Regular Meeting Date – March 21, 2024 at 9:00 a.m.

Respectfully Submitted,

By: Recording Secretary



Gold Hill Mesa Metropolitan District No. 2

Balance Sheet

03/15/24

As of February 29, 2024

Accrual Basis

	<u>Feb 29, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
First Bank Checking	243,242.44
UMB Senior Bond Fund - 8486.1	4.60
UMB Reserve Fund - 8486.2	1,042,324.20
UMB Sub Bond 8487-1	210.13
UMB Sub Project Fund - 8487.2	1,961.17
Total Checking/Savings	<u>1,287,742.54</u>
Other Current Assets	
Property Tax Receivable - O&M	3,843.00
Property Tax Receivable - Debt	11,528.00
Total Other Current Assets	<u>15,371.00</u>
Total Current Assets	<u>1,303,113.54</u>
TOTAL ASSETS	<u>1,303,113.54</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	54,160.79
Total Accounts Payable	<u>54,160.79</u>
Other Current Liabilities	
Due to District 1	39,723.75
Deferred Prop Tax Rev - O&M	3,843.00
Deferred Prop Tax Rev - Debt	11,528.00
Total Other Current Liabilities	<u>55,094.75</u>
Total Current Liabilities	<u>109,255.54</u>
Total Liabilities	109,255.54
Equity	
Fund Balance - Debt	1,367,383.08
Retained Earnings	558,736.32
Net Income	-732,261.40
Total Equity	<u>1,193,858.00</u>
TOTAL LIABILITIES & EQUITY	<u>1,303,113.54</u>

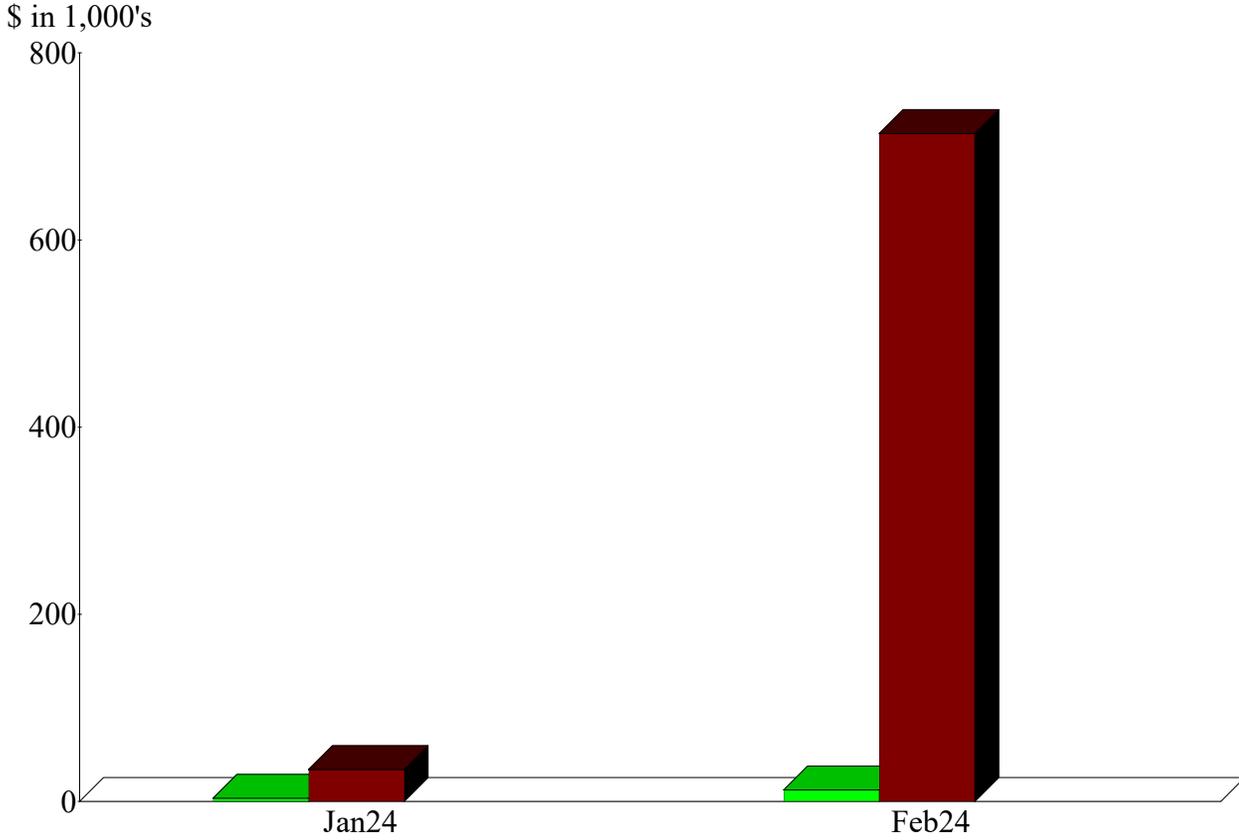
Gold Hill Mesa Metropolitan District No. 2

Profit & Loss Budget vs. Actual

January through February 2024

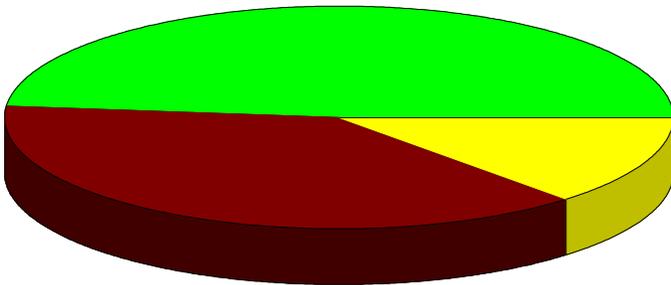
	TOTAL				
	Feb 24	Jan - Feb 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Urban Renewal TIF - Debt	0.00	0.00	1,748,598.00	-1,748,598.00	0.0%
Urban Renewal TIF O&M	0.00	0.00	263,343.00	-263,343.00	0.0%
Interest Income - Debt	4,171.01	7,644.84			
Homeowners Fee	0.00	0.00	300,000.00	-300,000.00	0.0%
CY Property Tax - O&M	0.00	0.00	3,843.00	-3,843.00	0.0%
Specific Ownership Tax - O&M	2,033.70	2,033.70	18,703.00	-16,669.30	10.87%
CY Property Tax - Debt	0.00	0.00	11,528.00	-11,528.00	0.0%
Specifice Ownership Tax - Debt	6,101.28	6,101.28	807.00	5,294.28	756.05%
Total Income	12,305.99	15,779.82	2,346,822.00	-2,331,042.18	0.67%
Expense					
Audit	0.00	0.00	9,400.00	-9,400.00	0.0%
Bank Fees	10.00	20.00	200.00	-180.00	10.0%
District Management	3,896.25	11,896.25	96,000.00	-84,103.75	12.39%
Dues & Licenses	0.00	0.00	1,500.00	-1,500.00	0.0%
Insurance	0.00	13,981.00	13,000.00	981.00	107.55%
Landscaping	14,346.25	24,828.53	150,000.00	-125,171.47	16.55%
Landscape - Tree Replacement	0.00	0.00	45,000.00	-45,000.00	0.0%
Legal	0.00	1,706.25	20,000.00	-18,293.75	8.53%
Repairs & Maintenance	8,383.25	8,383.25	70,000.00	-61,616.75	11.98%
SDA Dues	1,237.50	1,237.50			
Snow Removal	0.00	0.00	10,000.00	-10,000.00	0.0%
Treasurer Collection Fee - O&M	0.00	0.00	192.00	-192.00	0.0%
Treasurer Collection Fee - Debt	0.00	0.00	173.00	-173.00	0.0%
Underdrainage	0.00	0.00	68,120.00	-68,120.00	0.0%
Utilities	6,333.94	6,346.84	150,000.00	-143,653.16	4.23%
Bond Expense					
Paying Agent Fee	0.00	0.00	7,000.00	-7,000.00	0.0%
Bond Interest - Series 2022A	0.00	0.00	582,825.00	-582,825.00	0.0%
Bond Principal Series 2022A	0.00	0.00	640,000.00	-640,000.00	0.0%
Bond Interest - Series 2022B(3)	583,641.60	583,641.60	326,900.00	256,741.60	178.54%
Bond Principal Series 2022B	96,000.00	96,000.00	140,000.00	-44,000.00	68.57%
Total Bond Expense	679,641.60	679,641.60	1,696,725.00	-1,017,083.40	40.06%
Total Expense	713,848.79	748,041.22	2,330,310.00	-1,582,268.78	32.1%
Net Ordinary Income	-701,542.80	-732,261.40	16,512.00	-748,773.40	-4,434.72%
Net Income	-701,542.80	-732,261.40	16,512.00	-748,773.40	-4,434.72%

Income and Expense by Month
January through February 2024



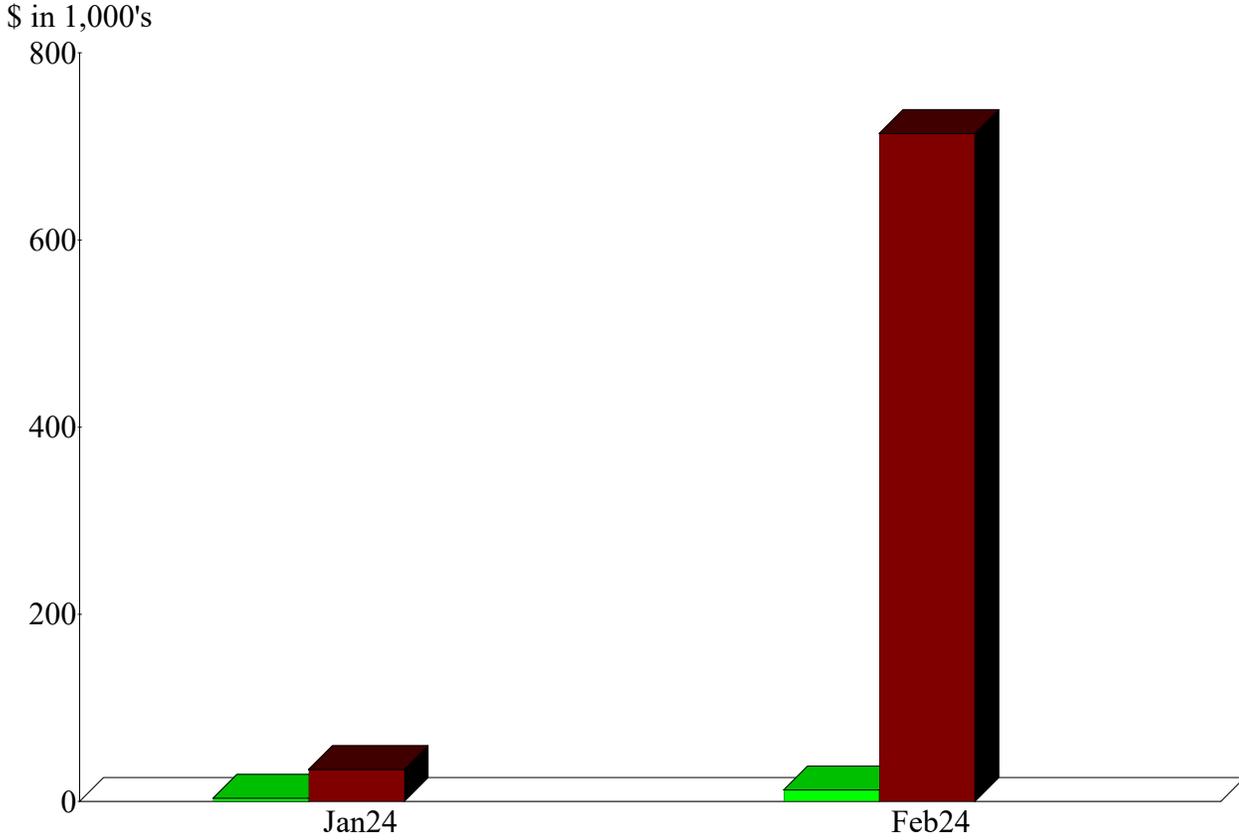
Income Summary
January through February 2024

Interest Income - Debt	48.45%
Specifice Ownership Tax - Debt	38.67
Specific Ownership Tax - O&M	12.89
Total	\$15,779.82



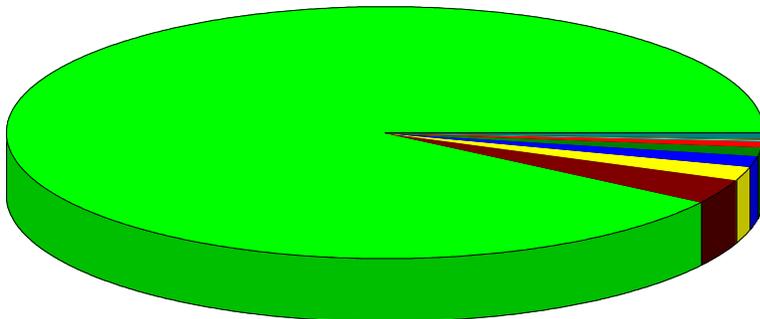
By Account

Income and Expense by Month
January through February 2024



Expense Summary
January through February 2024

Bond Expense	90.86%
Landscaping	3.32
Insurance	1.87
District Management	1.59
Repairs & Maintenance	1.12
Utilities	0.85
Legal	0.23
SDA Dues	0.17
Bank Fees	0.01
Total	\$748,041.22



By Account



Gold Hill Mesa Metropolitan District #2
PAYABLES
3/21/2024
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
City of Colorado Springs	30124	3/1/2024	\$ 349.20	
Colorado Springs Utilities	8242523332	3/5/2024	\$ 482.47	
UNCC	224020603	2/29/2024	\$ 12.90	
Weisburg Landscape Maintenance	54618	3/11/2024	\$ 150.00	
WSDM District Managers	7902	2/29/2024	\$ 3,896.25	
TOTAL			\$ 4,890.82	

First Bank Checking	\$ 192,990.80
Payable	\$ (4,890.82)
First Bank Checking After Draw	\$ 188,099.98