



GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 and 2

Regular Joint Board Meeting

Thursday, September 19, 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-teleconferencing 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 Special Board meeting minutes from July 18, 2024 (enclosed)
5. Financial Matters
 - a. Review the August 31, 2024, Unaudited Financial Statements (under separate cover)
 - b. Raity and Approve Payables through September 19, 2024 (enclosed)
6. Public Comment for Items Not on the Agenda (3-minute limit per person)
7. Management Matters
 - a. Discuss District 1 dissolution
 - b. Discuss Tract Split
8. Legal Matters

9. Landscape Matters
 - a. Discuss status of Turf replacement project
 - b. Discuss Filling 10 Tree replacement
10. Discuss Community Center purchase
11. Adjourn:
 - a. Next Regular Meeting Date – November 21, 2024 at 9:00 am



**JOINT MINUTES OF THE SPECIAL BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 AND 2
HELD JULY 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, July 18, 2024, at 9:00 a.m., via tele/videoconference:

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

Attendance

In attendance were Directors:

Stephanie Edwards

John Olson

Barry Brinton

Thomas Barnish (Absent)

Justin Burns (Absent)

Also in attendance were:

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

Rebecca Harris, WSDM District Managers

Beth Diana, WSDM District Managers

Chris Jorgensen, BiggsKofford

John Keller

Sue

Renee

Robin

Kathleen Burch

Mike Roehler

Jane Hortelano

Mark Fairbrother

Marla Wiseman

Charles Hotchkiss

Jennifer Draper

Bert

Jon Vigne

J Sjoerdsma

Jody Dowd

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 President Edwards at 9:00 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Harris confirmed a quorum was present. Mr. Susemihl confirmed the disclosures were properly filed.
3. Approval of Agenda: Director Brinton moved to approve the Agenda as written; seconded by Director Olson. Motion passed unanimously.

4. Approval of Special Board Meeting Minutes from May 16, 2024: After review, Director Olson moved to approve the May 16, 2024 Meeting Minutes; seconded by Director Brinton. Motion passed unanimously.
5. Financial Matters
 - a. Presentation Review and consider acceptance of Presentation for 2023 Audited Financials: Mr. Jorgensen with BiggsKofford presented the 2023 Audited Financials. Districts 1 and 2 will both receive an unqualified opinion which means the financial statements were found to be materially correct. The Board discussed the comments in the Audit letter regarding the small accounting staff of WSDM and discussed implemented checks and balances. After detailed review, Director Brinton moved to approve the 2023 Audited Financials; seconded by Director Olson. Motion passed unanimously. The Board discussed the Auditor's request for election documents that were already submitted, and a copy of the original service plan that Mr. Susemihl will track down.
 - b. Review the June 30, 2024, Unaudited Financial Statements: Ms. Harris presented the June 30, 2024 Unaudited Financial Statements. After review, Director Olson moved to approve the June 30, 2024 Financial Statements as presented; seconded by Director Brinton. Motion passed unanimously.
 - c. Ratify and Approve Payables through July 18, 2024: Ms. Harris presented the Payables through July 18, 2024. After review, Director Brinton moved to approve the Payables through July 18, 2024; seconded by Director Olson. Motion passed unanimously.
6. Public Comment: The meeting was opened for public comment.
7. Management Matters
 - a. Discuss District No. 1 Dissolution and Bond Memo: Mr. Susemihl discussed issuing a bond to pay the developer reimbursement agreement that is subordinate to the outstanding bond. The Board discussed the timetable of completing the District No. 1 Dissolution and noted an estimated timing of the end of 2024.
 - b. Discuss status of curb repair on Lady Campbell: The Board discussed the ticket for curb repair was submitted to the City and the ticket shows as completed, but that just means it is on the City's list to address.
 - c. Discuss Tract Split: Ms. Harris noted she has not received the written request from Director Burns regarding the tract split. President Edwards commented that she would vote against the recommendation to issue a license due to the complications and the potential precedent it could set. Ms. Harris noted the Board could discuss this issue further with Mr. Walker. Director Brinton moved to authorize President Edwards to discuss this issue with Director Burns; seconded by Director Olson. Motion passed unanimously.
 - d. Review the Underdrain maintenance report from June 10, 2024: Ms. Harris presented the Underdrain Maintenance Report from June 10, 2024.
8. Legal Matters: There were no legal matters.
9. Landscape Matters
 - a. Discuss general landscape issues throughout the community: Ms. Harris discussed the general landscape issues throughout the community based on the feedback from the town hall meeting. The Board discussed tree replacement in Filing 10. Ms. Harris noted a grasshopper problem, and the Board agreed to have pest control address the issue.
 - b. Discuss and consider approval of the proposal to repair irrigation electrical: Ms. Harris discussed the electrical issues with the valve boxes and irrigation controls. Ms. Harris presented a proposal for an estimated \$4,000 in material and \$1,000 in labor. After review, Director Olson moved to approve the proposal to repair the irrigation electrical not to exceed \$7,000; seconded by Director Brinton. Motion passed unanimously.

- c. Discuss and consider approval of proposed Turf Replacement areas: Ms. Harris presented the map of proposed turf replacement areas and cost proposals from Weisburg. She noted the focus is around the community center. The Board opened the meeting for public comment to receive feedback on the proposal and other landscaping concerns. After review and discussion, Director Olson moved to approve the proposal for tree replacement with the change to the breeze at the same cost; seconded by Director Brinton. Motion passed unanimously.
 - d. Review and consider approval of Drainage work behind 157 S Olympian: Ms. Harris discussed the drainage work needed behind 157 S Olympian and presented a proposal from Weisburg to change the drainage. After review, Director Brinton moved to approve the proposal; seconded by Director Olson. Motion passed unanimously.
 - e. Update on Wildflower strip along 21st street: Ms. Harris noted she received feedback from residents who wanted to have the wildflowers grow on the strip along 21st street, so Ms. Harris requested the landscapers not mow there.
 - f. Other Issues: Ms. Harris noted she received very positive feedback from a homeowner in Villa de Mesa on the patriotic light show. President Edwards explained the company was out to do a test of their equipment. President Edwards discussed the option of upgrading the signage and future maintenance of potential signs in the District. Director Olson requested the purchase of the building be added to the Agenda for the next meeting.
10. Adjourn: President Edwards moved to adjourn the meeting at 11:10 a.m.; seconded by Director Brinton. Motion passed unanimously.
- a. Next Regular Meeting Date – September 19, 2024 at 9:00 a.m.

Respectfully Submitted,

By: Recording Secretary



7:33 AM

09/17/24

Accrual Basis

Gold Hill Mesa Metropolitan District No. 2

Balance Sheet

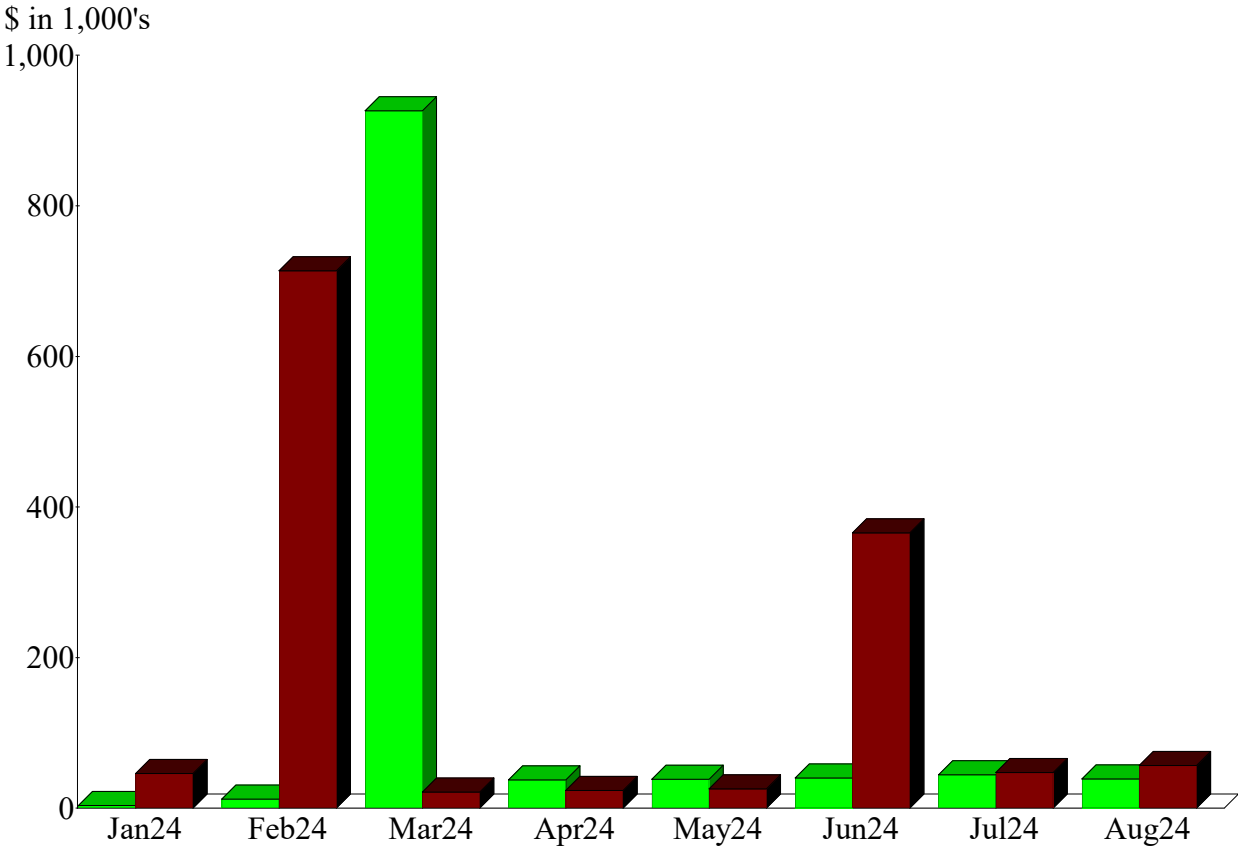
As of August 31, 2024

	Aug 31, 24
ASSETS	
Current Assets	
Checking/Savings	
First Bank Checking	284,725.62
UMB Senior Bond Fund - 8486.1	564,715.97
UMB Reserve Fund - 8486.2	1,017,976.75
UMB Sub Bond 8487-1	19,300.35
UMB Sub Project Fund - 8487.2	1,999.66
Total Checking/Savings	1,888,718.35
Accounts Receivable	
Accounts Receivable	2,700.50
Total Accounts Receivable	2,700.50
Other Current Assets	
Property Tax Receivable - O&M	1,918.91
Property Tax Receivable - Debt	5,755.57
Total Other Current Assets	7,674.48
Total Current Assets	1,899,093.33
TOTAL ASSETS	1,899,093.33
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	84,878.32
Total Accounts Payable	84,878.32
Other Current Liabilities	
Due to District 1	39,723.75
Deferred Prop Tax Rev - O&M	1,918.91
Deferred Prop Tax Rev - Debt	5,755.57
Total Other Current Liabilities	47,398.23
Total Current Liabilities	132,276.55
Total Liabilities	132,276.55
Equity	
Fund Balance - Debt	1,367,383.08
Retained Earnings	558,736.32
Net Income	-159,302.62
Total Equity	1,766,816.78
TOTAL LIABILITIES & EQUITY	1,899,093.33

Gold Hill Mesa Metropolitan District No. 2
Profit & Loss Budget vs. Actual
January through August 2024

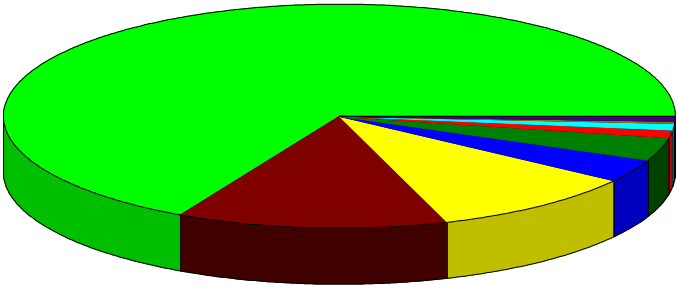
	TOTAL				
	Aug 24	Jan - Aug 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Grant Income	0.00	427.51			
Interest Abatement - Debt	0.00	-1.74			
Interest Abatement - O&M	0.00	-5.22			
Urban Renewal TIF - Debt	0.00	767,726.25	1,748,598.00	-980,871.75	43.91%
Urban Renewal TIF O&M	0.00	115,621.38	263,343.00	-147,721.62	43.91%
Interest Income - Debt	6,294.06	39,788.36			
Homeowners Fee	25,004.80	149,488.70	300,000.00	-150,511.30	49.83%
CY Property Tax - O&M	31.76	3,912.40	3,843.00	69.40	101.81%
Delinquent Interest - O&M	0.87	1.36			
Specific Ownership Tax - O&M	1,897.72	13,157.58	18,703.00	-5,545.42	70.35%
CY Property Tax - Debt	95.29	11,737.55	11,528.00	209.55	101.82%
Delinquent Interest - Debt	2.60	4.07			
Specifice Ownership Tax - Debt	5,693.33	39,473.86	807.00	38,666.86	4,891.43%
Total Income	39,020.43	1,141,332.06	2,346,822.00	-1,205,489.94	48.63%
Expense					
Audit	9,400.00	9,400.00	9,400.00	0.00	100.0%
Bank Fees	10.00	80.00	200.00	-120.00	40.0%
District Management	2,834.60	45,951.73	96,000.00	-50,048.27	47.87%
Dues & Licenses	0.00	0.00	1,500.00	-1,500.00	0.0%
Insurance	450.00	14,431.00	13,000.00	1,431.00	111.01%
Landscaping	22,183.75	133,726.78	150,000.00	-16,273.22	89.15%
Landscape - Tree Replacement	0.00	39,102.00	45,000.00	-5,898.00	86.89%
Legal	187.50	6,008.75	20,000.00	-13,991.25	30.04%
Repairs & Maintenance	0.00	8,383.25	70,000.00	-61,616.75	11.98%
SDA Dues	0.00	1,237.50			
Snow Removal	0.00	1,717.50	10,000.00	-8,282.50	17.18%
Storm Water Fees	461.70	1,387.40			
Treasurer Collection Fee - O&M	0.49	58.69	192.00	-133.31	30.57%
Treasurer Collection Fee - Debt	1.47	176.04	173.00	3.04	101.76%
Underdrainage	0.00	3,960.00	68,120.00	-64,160.00	5.81%
Utilities	21,346.02	63,959.94	150,000.00	-86,040.06	42.64%
Bond Expense					
Paying Agent Fee	0.00	0.00	7,000.00	-7,000.00	0.0%
Bond Interest - Series 2022A	0.00	291,412.50	582,825.00	-291,412.50	50.0%
Bond Principal Series 2022A	0.00	0.00	640,000.00	-640,000.00	0.0%
Bond Interest - Series 2022B(3)	0.00	583,641.60	326,900.00	256,741.60	178.54%
Bond Principal Series 2022B	0.00	96,000.00	140,000.00	-44,000.00	68.57%
Total Bond Expense	0.00	971,054.10	1,696,725.00	-725,670.90	57.23%
Total Expense	56,875.53	1,300,634.68	2,330,310.00	-1,029,675.32	55.81%
Net Ordinary Income	-17,855.10	-159,302.62	16,512.00	-175,814.62	-964.77%
Net Income	-17,855.10	-159,302.62	16,512.00	-175,814.62	-964.77%

Income and Expense by Month
January through August 2024



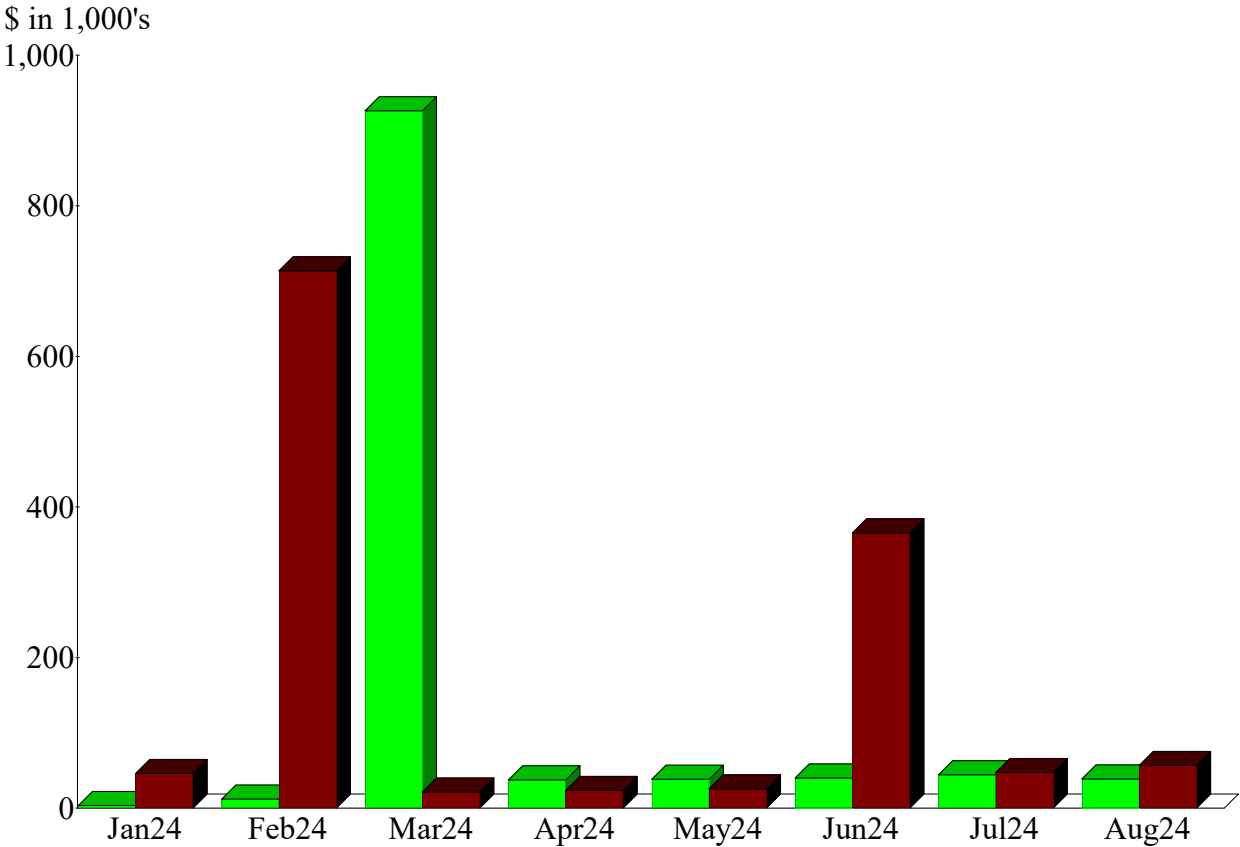
Income Summary
January through August 2024

Urban Renewal TIF - Debt	67.27%
Homeowners Fee	13.10
Urban Renewal TIF O&M	10.13
Interest Income - Debt	3.49
Specifice Ownership Tax - Debt	3.46
Specific Ownership Tax - O&M	1.15
CY Property Tax - Debt	1.03
CY Property Tax - O&M	0.34
Grant Income	0.04
Interest Abatement - O&M	\$-5.22
Other	0.01
Sub-Total	\$1,141,332.06



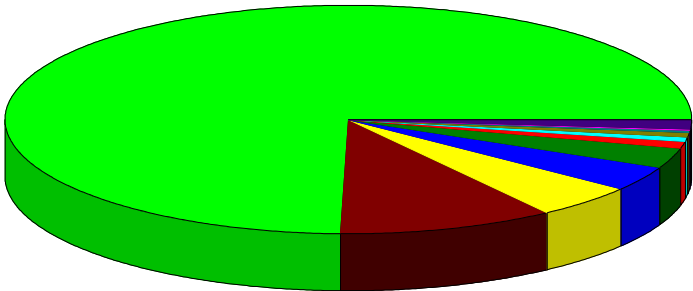
By Account

Income and Expense by Month
January through August 2024



Expense Summary
January through August 2024

Bond Expense	74.66%
Landscaping	10.28
Utilities	4.92
District Management	3.53
Landscape - Tree Replacement	3.01
Insurance	1.11
Audit	0.72
Repairs & Maintenance	0.64
Legal	0.46
Underdrainage	0.30
Other	0.36
Total	\$1,300,634.68



By Account



Gold Hill Mesa Metropolitan District #2

PAYABLES

9/19/2024

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
City of Colorado Springs	90124	9/1/2024	\$ 977.30	
Colorado Springs Utilities	8242523332	9/12/2024	\$ 22,302.30	
Susemihl Mcdermott Downie P.C.	36446	8/31/2024	\$ 187.50	
UNCC	224080667	8/31/2024	\$ 15.48	
Weisburg Landscape Maintenance	56663	8/27/2024	\$ 2,940.50	
WSDM District Managers	376	8/31/2024	\$ 2,834.60	
TOTAL			\$ 29,257.68	

DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
UMB Bank	91024	9/10/2024	\$ 6,254.93	Pledged Rev Prop Taxes
TOTAL			\$ 6,254.93	

Total Payables \$ 35,512.61

First Bank Checking	\$ 214,165.23
Payable	<u>\$ (35,512.61)</u>
First Bank Checking After Draw	\$ 178,652.62