



GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 and 2

Regular Joint Board Meeting
Friday, March 28, 2025 – 1:00 p.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 Regular Board meeting minutes from January 16, 2025 (enclosed)
5. Financial Matters
 - a. Review the February 28, 2025, Unaudited Financial Statements (enclosed)
 - b. Raity and Approve Payables through March 28, 2025 (enclosed)
6. Public Comment for Items Not on the Agenda (3-minute limit per person)
7. Management Matters
 - a. Discuss the status of recent underdrain inspection and approved jetting
 - b. Review and consider approval to allow Underdrain cleaning on segments 1-36
8. Legal Matters
 - a. Review and adopt Resolution to Cancel the May 6, 2025 Election

9. Landscape Matters
 - a. Discuss Tree Replacement plan for 2025
 - b. Discuss Filing 10 tree replacement
10. Old Business:
 - a. Status on District No. 1 Dissolution
 - b. Community center purchase
11. Adjourn:
 - a. Next Regular Meeting Date – May 15, 2025, at 9:00 am.



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**JOINT MINUTES OF THE SPECIAL BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
GOLD HILL MESA METROPOLITAN DISTRICT NO. 2
HELD JANUARY 16, 2025
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 16, 2025, at 9:00 a.m., via tele/videoconference:

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

Attendance

In attendance were Directors:

Stephanie Edwards, absent

John Olson, absent

Barry Brinton

Thomas Barnish

Justin Burns

Also in attendance were:

Rebecca Harris, WSDM District Managers

Beth Diana, WSDM District Managers

Brenda Juarez, WSDM District Managers

Tim Daugherty, 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. Quorum was not met for District No. 1, the below minutes are to reflect actions made by District No. 2.

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 for District No. 2.
3. Approval of Agenda: Director Brinton moved to approve the Agenda; seconded by Director Barnish. Motion passed unanimously.
4. Approval of Special Board Meeting Minutes from November 21, 2024 and Annual Town Hall Meeting Minutes from December 5, 2024: After review, Director Burns moved to approve the Special Board Meeting Minutes from November 21, 2024 and Annual Town Hall Meeting Minutes from December 5, 2024; seconded by Director Brinton. Motion passed unanimously.
5. Financial Matters
 - a. Review the December 31, 2024, Unaudited Financial Statements: Ms. Harris presented the December 31, 2024 Unaudited Financial Statements. After review, Director Burns moved to approve the December 31, 2024 unaudited Financial Statements as presented; seconded by Director Brinton. Motion passed unanimously.
 - b. Ratify and Approve Payables through January 16, 2025: Ms. Harris presented the Payables For District 2 through January 16, 2025. After review, Director Brinton moved to approve and ratify the Payables through January 16, 2025, seconded by Director Barnish. Motion passed unanimously.

6. Public Comment for Items not on the Agenda: Mr. Daugherty wanted to be assured that there was a quorum at the Board meeting, so the tree trimming project could be addressed.
7. Management Matters
 - a. Discuss District No. 1 Dissolution: Ms. Harris reported no update to provide other than the request for developer reimbursement agreement needed to be finalized.
 - b. Discuss Tract Split: Director Burns advised a property line adjustment may be done, but he believed he already owned the property and would need a survey to verify. Director Burns advised he would provide a report to the Board.
 - c. Community Center purchase: Discussion was had regarding the tax implications of owning the property and options of its use. No decision was made at this time.
8. Legal Matters: Ms. Harris reported the transparency notice was filed on January 6th. Ms. Harris provided further details about the election process and the deadline dates.
9. Landscape Matters
 - a. Review and consider acceptance of King Tree Service Proposal: Ms. Harris presented the proposal of \$22,000 and listed some of the tree trimming services that were included. After Discussion Director Barnish motioned to accept the King Tree Service Proposal; seconded by Director Brinton. Motion passed unanimously.
 - b. Discuss Tree Replacement plan for 2025: Ms. Harris highlighted she will get with Weisburg to discuss the next phase of tree replacement.

Discuss Filing 10 Tree Replacement: Ms. Harris stated the developer would like the trees replaced for filing No. 10, and the topic was in discussion. After discussion Director Burns motioned to table the discussion; motion was seconded by Director Barnish. Motion passed unanimously.

Discussion was had regarding the new state legislature that reduced the TABOR limit to 5.25% .
Discussion was had regarding the required mill levy adjustment for District No. 2.

10. Adjourn: Director Brinton moved to adjourn the meeting at 9:41 a.m.; seconded by Director Burns. Motion passed unanimously.
Next Regular Meeting Date – March 20, 2025, at 9:00 am.

Respectfully Submitted,

By: Recording Secretary



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Gold Hill Mesa Metropolitan District No. 2

03/18/25

Balance Sheet

Accrual Basis

As of February 28, 2025

	Feb 28, 25
ASSETS	
Current Assets	
Checking/Savings	
First Bank Checking	247,680.50
UMB Senior Bond Fund - 8486.1	66.38
UMB Reserve Fund - 8486.2	1,039,597.42
UMB Bank Revenue Funds 486.4	294,364.80
UMB Sub Bond 8487-1	13,804.89
UMB Sub Project Fund - 8487.2	2,051.30
Total Checking/Savings	1,597,565.29
Accounts Receivable	
Accounts Receivable	4,332.77
Total Accounts Receivable	4,332.77
Other Current Assets	
Suspense	12,529.83
Property Tax Receivable - O&M	3,761.00
Property Tax Receivable - Debt	11,391.00
Total Other Current Assets	27,681.83
Total Current Assets	1,629,579.89
TOTAL ASSETS	1,629,579.89
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	38,370.16
Total Accounts Payable	38,370.16
Other Current Liabilities	
Due to District 1	39,723.75
Deferred Prop Tax Rev - O&M	3,761.00
Deferred Prop Tax Rev - Debt	11,391.00
Total Other Current Liabilities	54,875.75
Total Current Liabilities	93,245.91
Total Liabilities	93,245.91
Equity	
Fund Balance - Debt	1,367,383.08
Retained Earnings	201,602.08
Net Income	-32,651.18
Total Equity	1,536,333.98
TOTAL LIABILITIES & EQUITY	1,629,579.89

Gold Hill Mesa Metropolitan District No. 2

Profit & Loss Budget vs. Actual

January through February 2025

General fund

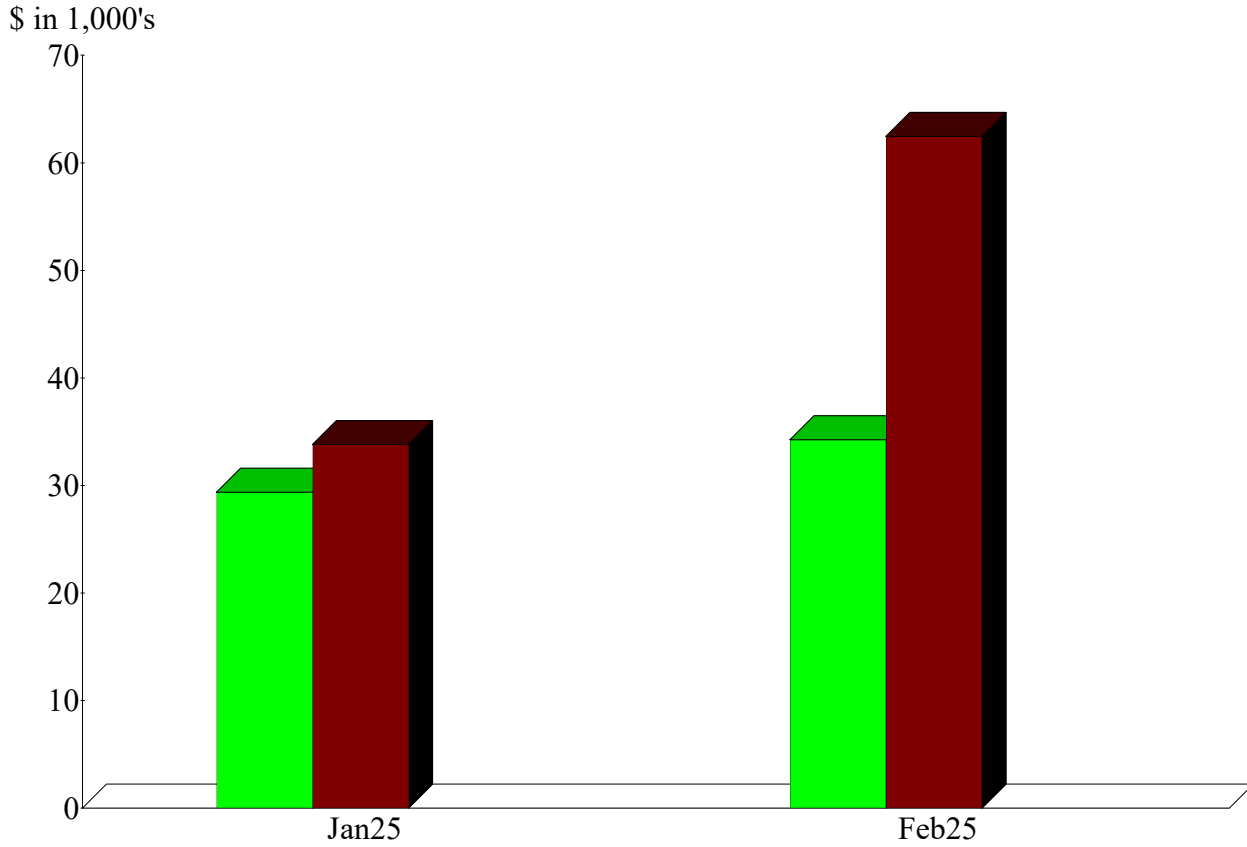
	TOTAL				
	Feb 25	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Urban Renewal TIF	0.00	0.00	262,796.00	-262,796.00	0.0%
Specific Ownership Tax	2,226.21	2,226.21	18,659.00	-16,432.79	11.93%
CY Property Tax	24.94	24.94	3,761.00	-3,736.06	0.66%
Homeowners Fee					
Underdrain Maint.	0.00	4,548.00			
Landscape Maintenance	16,233.90	32,186.00	194,805.00	-162,619.00	16.52%
Utilities	4,599.98	9,257.53	55,200.00	-45,942.47	16.77%
Total Homeowners Fee	20,833.88	45,991.53	250,005.00	-204,013.47	18.4%
Total Income	23,085.03	48,242.68	535,221.00	-486,978.32	9.01%
Expense					
Treasurer Collection Fee	0.37	0.37	188.00	-187.63	0.2%
Audit	0.00	0.00	10,250.00	-10,250.00	0.0%
Bank Fees	10.00	20.00	200.00	-180.00	10.0%
District Management	1,814.85	4,272.60	96,000.00	-91,727.40	4.45%
Dues & Licenses	0.00	0.00	1,500.00	-1,500.00	0.0%
Election Expense	1,204.59	1,204.59	10,000.00	-8,795.41	12.05%
Insurance	2,160.00	17,155.00	15,000.00	2,155.00	114.37%
Landscaping	33,743.88	45,493.88	150,000.00	-104,506.12	30.33%
Landscape - Tree Replacement	22,000.00	22,000.00	60,000.00	-38,000.00	36.67%
Legal	1,156.84	2,252.34	20,000.00	-17,747.66	11.26%
Repairs & Maintenance	0.00	0.00	50,000.00	-50,000.00	0.0%
Snow Removal	0.00	2,875.00	15,000.00	-12,125.00	19.17%
Storm Water Fees	379.82	769.57	4,000.00	-3,230.43	19.24%
Underdrainage	0.00	0.00	68,120.00	-68,120.00	0.0%
Utilities	0.00	234.30	125,000.00	-124,765.70	0.19%
Total Expense	62,470.35	96,277.65	625,258.00	-528,980.35	15.4%
Net Ordinary Income	-39,385.32	-48,034.97	-90,037.00	42,002.03	53.35%
Net Income	-39,385.32	-48,034.97	-90,037.00	42,002.03	53.35%

Gold Hill Mesa Metropolitan District No. 2
Profit & Loss Budget vs. Actual
January through February 2025

	TOTAL				
	Feb 25	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	0.00	0.00	10,000.00	-10,000.00	0.0%
Urban Renewal TIF	0.00	0.00	1,744,964.00	-1,744,964.00	0.0%
Specific Ownership Tax	6,743.73	6,743.73	798.00	5,945.73	845.08%
CY Property Tax	75.54	75.54	11,394.00	-11,318.46	0.66%
Interest Income - Debt	4,342.13	8,565.65			
Total Income	11,161.40	15,384.92	1,767,156.00	-1,751,771.08	0.87%
Expense					
Treasurer Collection Fee	1.13	1.13	171.00	-169.87	0.66%
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	550,825.00	-550,825.00	0.0%
Bond Principal Series 2022A	0.00	0.00	675,000.00	-675,000.00	0.0%
Bond Interest - Series 2022B(3)	0.00	0.00	312,970.00	-312,970.00	0.0%
Bond Principal Series 2022B	0.00	0.00	225,000.00	-225,000.00	0.0%
Total Bond Expense	0.00	0.00	1,770,795.00	-1,770,795.00	0.0%
Total Expense	1.13	1.13	1,770,966.00	-1,770,964.87	0.0%
Net Ordinary Income	11,160.27	15,383.79	-3,810.00	19,193.79	-403.77%
Net Income	11,160.27	15,383.79	-3,810.00	19,193.79	-403.77%

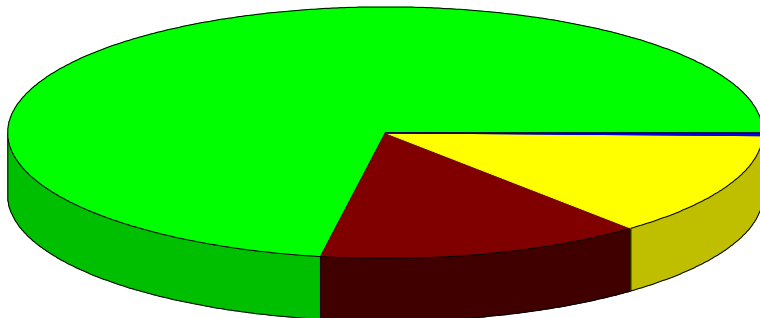
Income and Expense by Month January through February 2025

Income
Expense



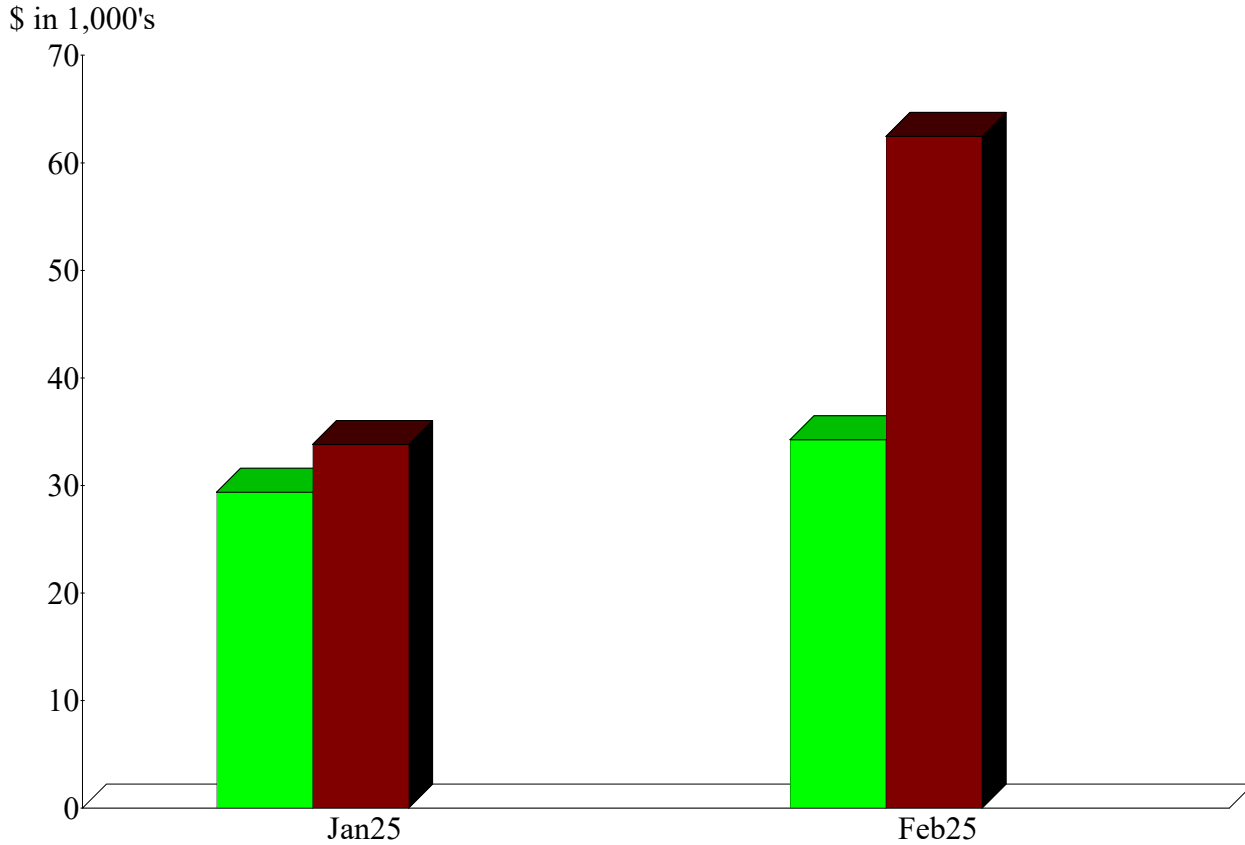
Income Summary January through February 2025

Homeowners Fee	72.28%
Specific Ownership Tax	14.10
Interest Income - Debt	13.46
CY Property Tax	0.16
Total	\$63,627.60



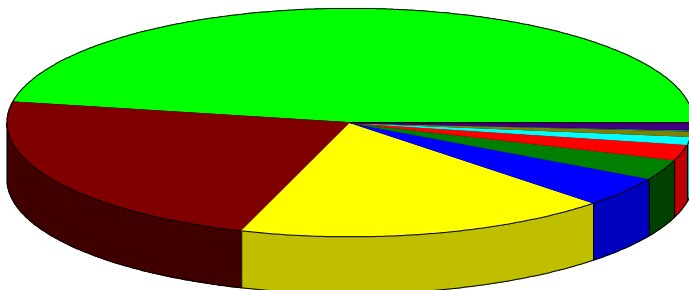
Income and Expense by Month January through February 2025

Income
Expense



Expense Summary January through February 2025

Landscaping	47.25%
Landscape - Tree Replacement	22.85
Insurance	17.82
District Management	4.44
Snow Removal	2.99
Legal	2.34
Election Expense	1.25
Storm Water Fees	0.80
Utilities	0.24
Bank Fees	0.02
Treasurer Collection Fee	0.01
Total	\$96,278.78



By Account



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Gold Hill Mesa Metropolitan District #2
PAYABLES
3/20/2025
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
City of Colorado Springs	30125	3/1/2025	\$ 394.15	
Susemihl Mcdermott Downie P.C.	36958	2/28/2025	\$ 2,361.43	
Weisburg Landscape Maintenance	59117	2/28/2025	\$ 11,750.00	
Weisburg Landscape Maintenance	59408	2/28/2025	\$ 19,981.88	
Weisburg Landscape Maintenance	59412	2/28/2025	\$ 2,012.00	
WSDM District Managers	670	2/28/2025	\$ 1,814.85	
TOTAL			\$ 38,314.31	

DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
UMB Bank	31025	3/10/2025	\$ 10,845.44	February Pledged Revenue
TOTAL			\$ 10,845.44	

Total Payables \$ 49,159.75

First Bank Checking	\$ 262,280.02
Payables	\$ (49,159.75)
First Bank Checking After Draw	\$ 213,120.27