



GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 and 2

Regular Joint Board Meeting Thursday, May 15, 2025 – 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 2029
VACANT	Assistant Secretary	May 2029

Gold Hill Mesa Metropolitan District No. 2

Board of Director	Title	Term
Stephanie Edwards	President	May 2027
John Olson	Secretary/ Treasurer	May 2027
George Dowd	Assistant Secretary	May 2029
Barry Brinton	Assistant Secretary	May 2029
VACANT	Assistant Secretary	May 2029

AGENDA

1. Call to Order
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Review and consider the appointment of Vacancy
5. Determine election of officer positions
6. Approval of Special Board meeting minutes from March 28, 2025 (enclosed)
7. Financial Matters
 - a. Review the April 30, 2025, Unaudited Financial Statements (enclosed)
 - b. Raity and Approve Payables through May 15, 2025 (enclosed)
8. Public Comment for Items Not on the Agenda (3-minute limit per person)
9. Management Matters
 - a. Discuss the status of recent underdrain inspection and determine HOA involvement

- b. Discuss and consider acceptance of Lot Line Adjustment request (enclosed)

10. Landscape Matters

- a. Discuss Tree Replacement plan for 2025
- b. Discuss Filing 10 tree replacement
- c. Discuss status of Brightview tree replacement

11. Legal Matters

- a. Review and consider adoption of Resolution for District No. 1 Requesting Administrative Dissolution (enclosed)
- b. Review and consider acceptance of Developer Bond

12. Old Business:

- a. Community center purchase

13. Adjourn:

- a. Next Regular Meeting Date – July 17, 2025, at 9:00 am, this meeting will to review and adopt the audit.



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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 MARCH 28, 2025
AT 1:00 PM**

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, March 28, 2025, at 1:00 p.m., via tele/videoconference: <https://video.cloudoffice.avaya.com/join/471819234>.

Attendance

In attendance were Directors:

Stephanie Edwards
Thomas Barnish, absent
Justin Burns

Directors Attending Remotely:

John Olson
Barry Brighton

Also in attendance were:

Rebecca Harris, WSDM District Managers
Danielle Daigle-Chavez, WSDM District Managers
Pete Susemihl, Legal Counsel
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 1:09 p.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 Burns moved to approve the Agenda; seconded by Director Edwards. Motion passed unanimously.
4. Approval of Special Board Meeting Minutes from January 16, 2025. After review, Director Brighton moved to approve the Regular Board Meeting Minutes from January 16, 2025 seconded by Director Burns. Motion passed unanimously.
5. Financial Matters
 - a. Review the February 28, 2025 Unaudited Financial Statements: Ms. Harris presented the February 28, 2025 Unaudited Financial Statements. After review, Director Burns moved to approve the February 28, 2025 unaudited Financial Statements as presented; seconded by Director Edwards. Motion passed unanimously.

- b. Ratify and Approve Payables through March 28, 2025: Ms. Harris presented the Payables for District 2 through March 28, 2025. After review, Director Olson moved to approve and ratify the Payables through March 28, 2025, seconded by Director Burns. Motion passed unanimously.
6. Public Comment for Items not on the Agenda: Mr. Daugherty wanted to address timelines for approval of landscaping needs, as well as options for grasshopper mitigation during the growing season. Ms. Harris acknowledge she will work with the landscapers on the option for grasshopper mitigation, she also explained why landscape approval timelines are set as they are.
7. Management Matters
 - a. Discuss the status of recent underdrain inspection and approved jetting. Discussion was had regarding quarterly inspection of the underdrains and the need for preventative jetting. Director Olson moved to approve the jetting work with a not to exceed cap of \$15,000, seconded by Director Edwards. Motion passed unanimously.
 - b. Review and consider approval to allow underdrain cleaning on segments 1-36: This was discussed and approved in agenda item 7.a.
8. Legal Matters:
 - a. Review and Adopt a Resolution to Cancel the May 6, 2025 Election. Ms. Harris updated the Board that Director Brighton submitted his self-nomination form and Director Barnish decided not to run for a seat on the board in 2025. Director Burns missed the self-nomination deadline and therefore would be appointed to a vacant seat by the Board after the May Board Meeting. Motion was made by Director Burns to adopt a Resolution to cancel the Election, seconded by Director Olson. Motion passed unanimously. The Board also had discussion regarding erecting a bench with plaque in honor of original developer Bob Willard.
9. Landscape Matters
 - a. Discuss Tree Replacement plan for 2025: Ms. Harris provided an update from Weisberg regarding dead trees and missing trees, 91 in total. After review Director Edwards motioned to approve a budget for the landscape work in an amount not to exceed \$50,000, seconded by Director Burns. Motion passed unanimously.
 - b. Discuss Filing 10 Tree Replacement: After review the Board directed Ms. Harris and Mr. Susemihl to send a demand letter to Brightview in the amount of \$10,000 for trees which were not replaced.
10. Old Business:
 - a. Status on District No. 1 Dissolution. Discussion was had regarding the Boards' preferred path forward to dissolution of District No. 1. After review it was decided that a list of final items required would be compiled by Ms. Harris and a list of email contacts of involved parties would be provided by Director Edwards.
 - b. Community Center Purchase. No discussion was had.
11. Adjourn: Director Edwards moved to adjourn the meeting at 2:23 p.m.; seconded by Director Burns. Motion passed unanimously.

Next Regular Meeting Date – May 15, 2025, at 9:00 am.

Respectfully Submitted,

By: Recording Secretary



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Gold Hill Mesa Metropolitan District No. 2

Balance Sheet

As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Bill.com Money Out Clearing	-95.00
Bill.com Money In Clearing	-8.52
First Bank Checking	464,488.17
UMB Senior Bond Fund - 8486.1	782,351.13
UMB Reserve Fund - 8486.2	1,045,946.35
UMB Bank Revenue Fund 486.4	308,726.20
UMB Sub Bond 8487-1	20,207.90
UMB Sub Project Fund - 8487.2	2,063.69
Total Checking/Savings	2,623,679.92
Accounts Receivable	
Accounts Receivable	4,331.69
Total Accounts Receivable	4,331.69
Other Current Assets	
Property Tax Receivable - O&M	1,808.22
Property Tax Receivable - Debt	5,475.58
Total Other Current Assets	7,283.80
Total Current Assets	2,635,295.41
TOTAL ASSETS	2,635,295.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	109,150.83
Total Accounts Payable	109,150.83
Other Current Liabilities	
Due to District 1	39,723.75
Deferred Prop Tax Rev - O&M	1,808.22
Deferred Prop Tax Rev - Debt	5,475.58
Total Other Current Liabilities	47,007.55
Total Current Liabilities	156,158.38
Total Liabilities	156,158.38
Equity	
Fund Balance - Debt	1,367,383.08
Retained Earnings	201,697.08
Net Income	910,056.87
Total Equity	2,479,137.03
TOTAL LIABILITIES & EQUITY	2,635,295.41

Gold Hill Mesa Metropolitan District No. 2

Profit & Loss Budget vs. Actual

January through April 2025

	TOTAL				
	Apr 25	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	0.00	14.47			
Urban Renewal TIF	10,941.37	126,492.17	262,796.00	-136,303.83	48.13%
Specific Ownership Tax	1,937.22	5,993.46	18,659.00	-12,665.54	32.12%
CY Property Tax	150.96	1,952.78	3,761.00	-1,808.22	51.92%
Homeowners Fee					
Underdrain Maint.	0.00	4,548.00			
Landscape Maintenance	16,233.90	64,653.80	194,805.00	-130,151.20	33.19%
Utilities	4,599.98	18,457.49	55,200.00	-36,742.51	33.44%
Total Homeowners Fee	20,833.88	87,659.29	250,005.00	-162,345.71	35.06%
Delinquent Interest - O&M	0.03	0.03			
Total Income	33,863.46	222,112.20	535,221.00	-313,108.80	41.5%
Expense					
Treasurer Collection Fee	2.26	29.29	188.00	-158.71	15.58%
Audit	0.00	0.00	10,250.00	-10,250.00	0.0%
Bank Fees	10.00	40.00	200.00	-160.00	20.0%
District Management	2,132.75	9,692.45	96,000.00	-86,307.55	10.1%
Dues & Licenses	0.00	0.00	1,500.00	-1,500.00	0.0%
Election Expense	0.00	1,204.59	10,000.00	-8,795.41	12.05%
Insurance	0.00	17,155.00	15,000.00	2,155.00	114.37%
Landscaping	53,404.41	110,648.29	150,000.00	-39,351.71	73.77%
Landscape - Tree Replacement	0.00	22,000.00	60,000.00	-38,000.00	36.67%
Legal	0.00	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%
SDA Dues	0.00	1,237.50			
Snow Removal	0.00	2,875.00	15,000.00	-12,125.00	19.17%
Storm Water Fees	386.49	1,550.21	4,000.00	-2,449.79	38.76%
Underdrainage	30,708.70	30,708.70	68,120.00	-37,411.30	45.08%
Utilities	20.15	254.45	125,000.00	-124,745.55	0.2%
Total Expense	86,664.76	199,647.82	625,258.00	-425,610.18	31.93%
Net Ordinary Income	-52,801.30	22,464.38	-90,037.00	112,501.38	-24.95%
Net Income	-52,801.30	22,464.38	-90,037.00	112,501.38	-24.95%

Gold Hill Mesa Metropolitan District No. 2

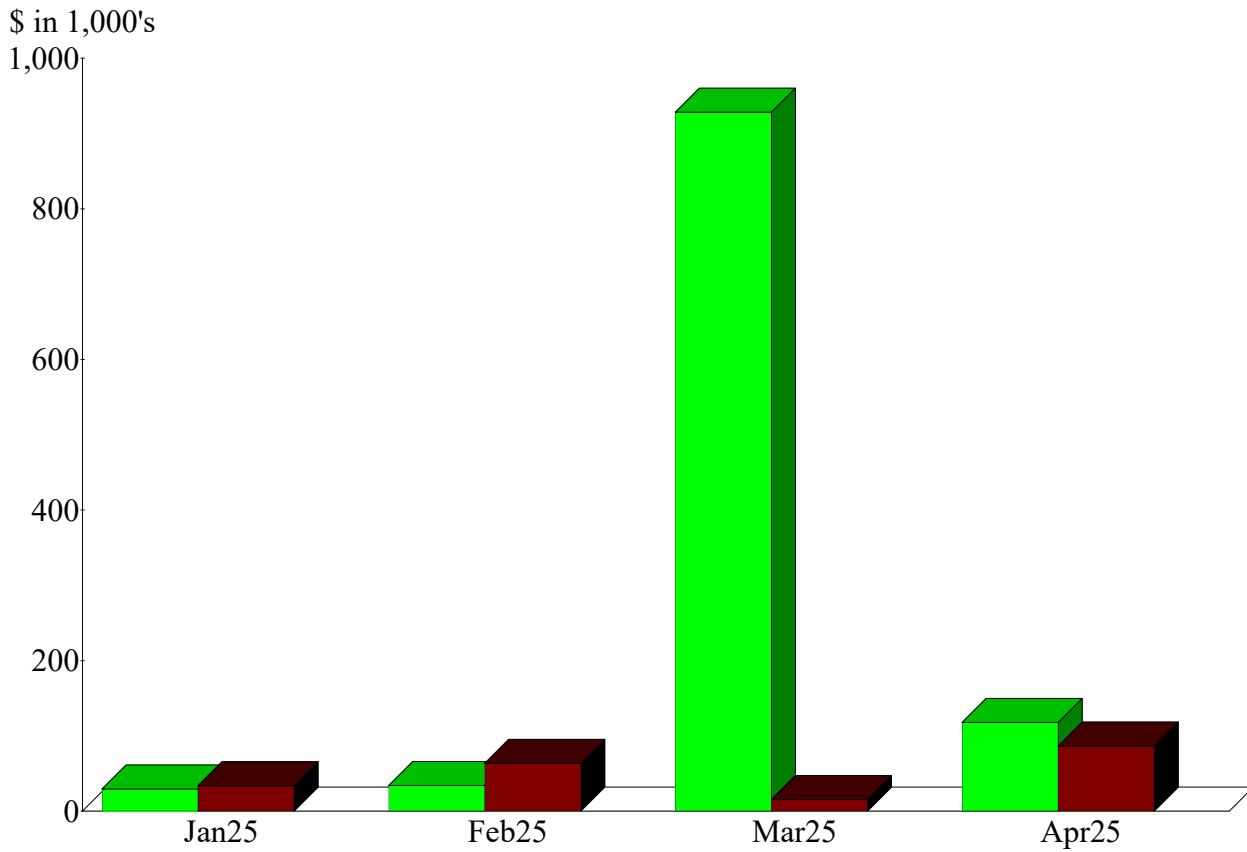
Profit & Loss Budget vs. Actual

January through April 2025

	TOTAL				
	Apr 25	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	1,030.10	2,170.41	10,000.00	-7,829.59	21.7%
Urban Renewal TIF	73,222.97	846,524.51	1,744,964.00	-898,439.49	48.51%
Specific Ownership Tax	5,868.29	18,155.61	798.00	17,357.61	2,275.14%
CY Property Tax	457.29	5,915.42	11,394.00	-5,478.58	51.92%
Interest Income - Debt	3,331.38	14,915.17			
Delinquent Interest - Debt	0.10	0.10			
Total Income	83,910.13	887,681.22	1,767,156.00	-879,474.78	50.23%
Expense					
Treasurer Collection Fee	6.86	88.73	171.00	-82.27	51.89%
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	6.86	88.73	1,770,966.00	-1,770,877.27	0.01%
Net Ordinary Income	83,903.27	887,592.49	-3,810.00	891,402.49	-23,296.39%
Net Income	83,903.27	887,592.49	-3,810.00	891,402.49	-23,296.39%

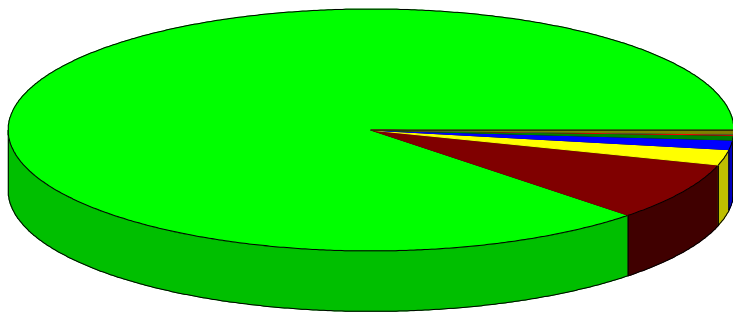
Income and Expense by Month January through April 2025

Income
Expense



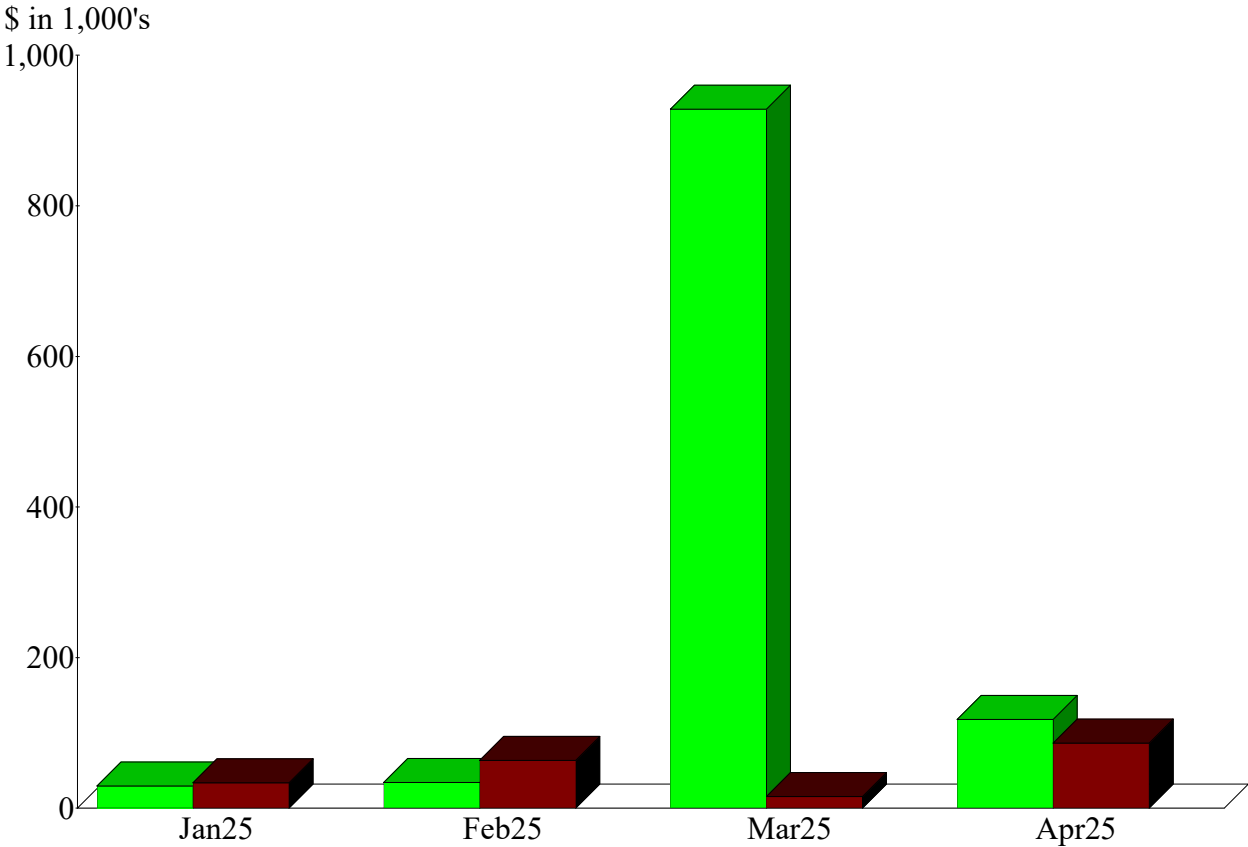
Income Summary January through April 2025

Urban Renewal TIF	87.68%
Homeowners Fee	7.90
Specific Ownership Tax	2.18
Interest Income - Debt	1.34
CY Property Tax	0.71
Interest Income	0.20
Delinquent Interest - Debt	0.01
Delinquent Interest - O&M	0.01
Total	\$1,109,793.42



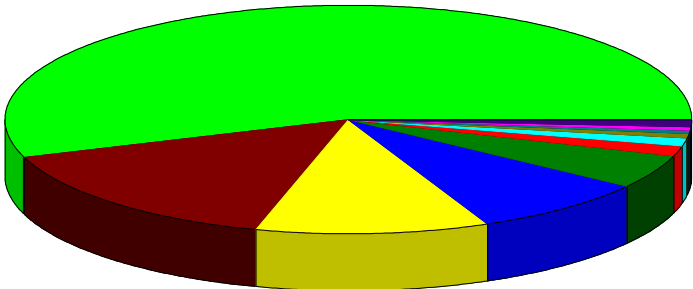
By Account

Income and Expense by Month January through April 2025



Expense Summary January through April 2025

Landscaping	55.40%
Underdrainage	15.37
Landscape - Tree Replacement	11.01
Insurance	8.59
District Management	4.85
Snow Removal	1.44
Legal	1.13
Storm Water Fees	0.78
SDA Dues	0.62
Election Expense	0.60
Other	0.21
Total	\$199,736.55



VSDM MANAGERS

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Gold Hill Mesa Metropolitan District #2
PAYABLES
5/15/2025
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
City of Colorado Springs	50125	5/1/2025	\$ 321.30	
UNCC	225040657	4/30/2025	\$ 20.15	
Weisburg Landscape Maintenance	59898	4/28/2025	\$ 19,981.88	Landscape Enhancement
Weisburg Landscape Maintenance	59924	4/30/2025	\$ 15,263.03	Irrigation Repairs
Weisburg Landscape Maintenance	59932	4/30/2025	\$ 600.00	Tree Removal & Stump Grind
Weisburg Landscape Maintenance	59944	4/30/2025	\$ 447.00	Irrigation Repairs
Weisburg Landscape Maintenance	59947	4/30/2025	\$ 1,534.50	Irrigation Repairs
Weisburg Landscape Maintenance	59948	4/30/2025	\$ 822.50	Irrigation Repairs
Weisburg Landscape Maintenance	59949	4/30/2025	\$ 1,106.50	Irrigation Repairs
Weisburg Landscape Maintenance	59950	4/30/2025	\$ 529.00	Irrigation Repairs
Weisburg Landscape Maintenance	59951	4/30/2025	\$ 651.00	Irrigation Repairs
Weisburg Landscape Maintenance	59979	5/7/2025	\$ 160.00	Irrigation Repairs
WSDM District Managers	768	4/30/2025	\$ 2,132.75	
TOTAL			\$ 43,569.61	

Total Payables \$ 43,569.61

First Bank Checking	\$ 398,963.40
Payables	<u>\$ (43,569.61)</u>
First Bank Checking After Draw	\$ 355,393.79

VSDM MANAGERS

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From: [Justin L Burns](#)
To: [Rebecca Harris](#)
Cc: [Stephanie Edwards](#); calebrice12@gmail.com
Subject: FW: PRE-24-0894: 1164 Lady Campbell Rd
Date: Saturday, April 26, 2025 2:35:38 PM
Attachments: [Lot Line Adjustment.pdf](#)

Rebecca,

We would like to propose moving our fence line to the East into the Metro District space parcel #7414436033 in an effort to align the fence lines in accordance with parcels #7414436025, 7414436026 & 7414436012. We have discussed this process with city planning and they have recommended two ways to accomplish this process. See attached lot line adjustment diagram.

1. A lot line adjustment could be used to move the lot lines as proposed. This process would impact our legal description and the description of the MD greenway.
2. A permanent easement could be agreed upon between both parties which would avoid the city planning process not impact the legal descriptions of both parcels.

Benefits to the MD

- A. This adjustment reduces the MD maintenance expenses of the area. Water, mowing, liability, etc.
- B. We will cover the costs of moving our fence line, retaining wall, MD irrigation lines, etc.
- C. If the MD is willing to proceed with this proposal we will handle the survey and all administrative/legal costs associated with the change.

At this juncture, we would prefer to enter into a permanent easement with the MD. This process is the easiest and would still, technically, maintain MD as owner of the land. We have a mortgage on our home and making a change to the legal description and deed would require approval from our lender. We have reached out to them about gaining preliminary approval but most of the information they have requested won't be available until the process is completed. We would hate to go down this road and then receive a denial from them after the fact.

We kindly ask that the MD board consider our request and let us know if you have any further questions.

Thanks,

Justin Burns & Caleb Rice
1164 Lady Campbell Dr
720-878-6833
918-373-3105

From: Sullivan, Chris <Chris.Sullivan@coloradosprings.gov>
Sent: Friday, September 6, 2024 11:21 AM

To: Justin L Burns <justin@jlburns.com>

Subject: PRE-24-0894: 1164 Lady Campbell Rd

Good morning,

After further review of the request to acquire property from the neighboring Tract. Here are your options:

1. Lot Line Adjustment. This would allow the movement of a lot line via a recorded document. However, this is limited to a 15% area change for both affected properties. Based on calculations you would be able to obtain approximately 8' of width. This application is an administrative action which does not require public noticing or a hearing. A certified property survey is completed as part of the application and will include all of both properties. This application goes through a standard 4-week initial review and 2-week resubmittal review cycles. Upon approval of the application, the transfer of property is achieved through separate action by both property owners involved (i.e a quit claim or other deed).

Below is the applicability criteria. There is some flexibility but I guess I'd need to see what you're configuration is.

2. No additional lot is being created and:

1. **a.**

The proposed lotting pattern meets all requirements of this UDC including adequate setbacks and area requirements for any existing development;

1. **b.**

The proposal has been properly submitted to the Manager and reviewed by all appropriate agencies, with no agency having objections to the adjustments;

1. **c.**

Only two (2) whole platted lots or a platted lot and a platted tract may be involved in a single action. Neither lot involved may have received a prior Property Boundary/Lot Line Adjustment; or approval of issuance of Building Permit to previously platted lands; or a combination of lots for zoning purposes. The fifteen (15) percent limitation in Subsection e below may not be circumvented by submitting a series of Property Boundary/Lot Line Adjustment requests;

1. **d.**

Actions requiring approval of both a Building Permit for previously platted lands and a Property Boundary/Lot Line Adjustment are prohibited, unless the Manager waives this limitation for lots located within an area of common or central ownership (such as a townhouse development);

1. **e.**

In situations where the Property Boundary/Lot Line Adjustment is between a lot and a surrounding lot or platted tract, the surrounding lot or tract may receive as many adjustments as are necessary so as to allow each contained lot to be adjusted one time; and

1. **f.**

No more than fifteen (15) percent of the area of any one platted lot is involved in the adjustment. Basic lot configurations cannot be changed through this process.

For example, two (2) north-south oriented lots cannot be changed to two (2) east-west oriented lots. On a typical seventy (70) foot by one hundred and ten (110) foot residential lot, the procedure allows one side property line to be moved up to ten (10) feet, or an area of up to one thousand, one hundred (1,100) square feet to be changed. It does not allow a lot to be totally shifted ten (10) feet in one direction or another because such a shift involves a minimum of three (3) lots.

Chris Sullivan

Senior Planner South Team

Land Use Review Department

Colorado Springs, CO 80903

Office: (719) 385-2228

Links:

[Planning & Community Development Home](#)



Please consider the environment before printing this e-mail.



LOT LINE ADJSUSTMENT

Green area is the proposed lot line adjustment.

Push fence line East by 11.5'

Dimensions, approx 70' x 11.5'

Area is 805 feet, 14.68% of the current lot area.

Grey area, to the South, will remain part of the Metro Tract, including landscaping, etc.

Contact:
Justin Burns
720-878-6833
justin@jlburns.com

VSDM MANAGERS

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RESOLUTION

A RESOLUTION OF THE BOARD OF DIRECTORS OF GOLD HILL MESA METROPOLITAN DISTRICT NO. 1 REQUESTING ADMINISTRATIVE DISSOLUTION.

WHEREAS, Gold Hill Mesa Metropolitan District No. 1, City of Colorado Springs, El Paso County, Colorado (the “District”) is a quasi-municipal corporation duly organized and existing as a metropolitan district under the laws of the State of Colorado, including particularly Title 32 of the Colorado Revised Statutes; and

WHEREAS, the District was formed in 2004 along with Gold Hill Mesa Metropolitan District No. 2 (“District No. 2”) and has been in existence since that time; and

WHEREAS, the District was formed as a management district to manage District No. 2 which was formed for the purpose of designing, constructing and financing certain public improvements located in Colorado Springs, Colorado; and

WHEREAS, development has been completed in District No. 2 and the management by the District is no longer needed ; and

WHEREAS, District No. 2, controlled by the residents, can manage the affairs of the development; and

WHEREAS, the District has never certified a mill levy; and

WHEREAS, the District has no outstanding bonds or other financial obligations and does not have any surplus funds; and

WHEREAS, the District has no other functions or obligations and should be dissolved; and

WHEREAS, the District, by and through it elected directors, does not intend to further operate as an on-going district and will no longer hold elections, conduct audits, certify mill levies or adopt budgets as required by Colorado law; and

WHEREAS, the District lies wholly within the boundaries of the City of Colorado Springs and should the City of Colorado Springs consent to the dissolution, then pursuant to C.R.S. 32-1-804(3)(B) the Court can dissolve the District without an election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF GOLD HILL MESA METROPOLITAN DISTRICT NO. 1, EL PASO COUNTY, COLORADO, THAT THE CITY OF COLORADO SPRINGS, COLORADO CONSENT TO THE DISSOLUTION OF THE GOLD HILL MESA METROPOLITAN DISTRICT NO. 1.

PASSED, ADOPTED AND APPROVED by the Board of Directors of Gold Hill Mesa Metropolitan District No. 1 this _____ day of _____ 2025.

GOLD HILL MESA METROPOLITAN DISTRICT NO. 1

Stephanie Edwards, President

ATTEST:

Secretary