



GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 and 2

Regular Joint Board Meeting

Thursday, July 17, 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
Justin Burns	Assistant Secretary	May 2029 (<i>Appointed until May 2027</i>)

AGENDA

1. Call to Order
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of Board meeting minutes from May 15, 2025, and Annual meeting minutes from June 25, 2025 (enclosed)
5. Financial Matters
 - a. Public Hearing on 2024 Budget Amendment for Gold Hill Mesa Metropolitan District No. 2
 - i. Review and consider adoption of Resolution to Amend the 2024 Budget of Gold Hill Mesa Metropolitan District No. 2
 - b. Review and consider acceptance of the 2024 Audit Presentation and Management Representation Letter (under separate cover)
 - c. Review the June 30, 2025, Unaudited Financial Statements (enclosed)
 - d. Raity and Approve Payables through July 17, 2025 (enclosed)

6. Management Matters
 - a. Annual meeting follow-up report
 - b. Discuss the status of recent underdrain inspection (under separate cover)
 - c. Discuss sharing Contractor Invoices with HOA
 - d. Review and consider approval of MOU (under separate cover)
7. Public Comment for Items Not on the Agenda (3-minute limit per person)
8. Landscape Matters
 - a. Discuss Tree Replacement completion for 2025
 - b. Discuss hailstorm damage for July 2025
 - c. Discuss the Filing 10 tree replacement
9. 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
10. Old Business:
 - a. Community center purchase
 - b. Filing 7 Tract Permanent Easement status
11. Adjourn:
 - a. Next Regular Meeting Date – September 18, 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 MAY 15, 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, May 15, 2025, at 9:00 a.m., via tele/videoconference: <https://video.cloudoffice.avaya.com/join/471819234>.

Attendance:

In attendance were Directors:

Stephanie Edwards,	President
John Olson,	Treasurer
Barry Brinton,	Assistant Director

Directors Absent

George Dowd,	Assistant Secretary (excused)
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Also in attendance were:

Rebecca Harris,	WSDM District Managers
Danielle Daigle-Chavez,	WSDM District Managers
Pete Susemihl,	Legal Counsel
Neal Schuerer	Resident
Justin Burns	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 at 9:09 a.m. by Ms. Harris.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Harris confirmed a quorum was present for District No. 1 and No. 2.
3. Approval of Agenda: Director Olson to approve the Agenda as presented; seconded by Director Brinton. Motion passed unanimously.
4. Review and consider the appointment of Vacancy: After discussion President Edwards motioned to appoint Justin Burns to the vacancy, seconded by Director Olson. Motion passed unanimously.
5. Determine election of officer positions: After discussion Director Brinton motioned to keep Director Edwards in the President position, Director Olson in the Treasurer position, and Director Burns in the Secretary position, seconded by Director Olson. Motion passed unanimously.

6. Approval of Special Board meeting minutes from March 28, 2025: After review President Edwards motioned to approve the Special Meeting Minutes from March 28, 2025 as presented, seconded by Director Brinton. Motion passed unanimously.
7. Financial Matters.
 - a. Review the April 30, 2025, Unaudited Financial Statements: Ms. Harris will provide follow-up to the Board for savings account options. After discussion, Director Brinton motioned to approve the Unaudited Financials as presented, seconded by President Edwards. Motion passed unanimously.
 - b. Ratify and Approve Payables through May 15, 2025: After review Director Olson motioned to ratify and approve the Payables as presented, seconded by President Edwards. Motion passed unanimously.
8. Public Comment: No public comment
9. Management Matters
 - a. Discuss the status of recent underdrain inspection and determine HOA involvement: After discussion it was resolved that the Neighborhood Association will provide an updated MOU to be executed annually between the HOA and the Metro District. Ms. Harris will prepare a presentation regarding the underdrain system for the upcoming Annual Metro Meeting now scheduled for June 25th, 2025.
 - b. Discuss and consider acceptance of Lot Line Adjustment request: Ms. Harris provided the update regarding Director Burns' request to adopt a permanent easement adjustment for his home's property line. After discussion, Director Olson motioned to approve Director Burns proceeding with a Lot Line Adjustment, second by President Edwards. Motion passed unanimously.
10. Landscape Matters:
 - a. Discuss Tree Replacement plan for 2025: Ms. Harris provided the update that Weisburg will provide their updated pricing as well as a map for tree replacement in the coming week.
 - b. Discuss Filing 10 tree replacement: Ms. Harris updated the board that the developer has not requested for additional tree replacement in filing 10 from last negotiated efforts to reduce the developer reimbursement.
 - c. Discuss status of Brightview tree replacement: Ms. Harris updated the board that BrightView is open to paying Weisburg's costs to replace the affected trees, as Weisburg will be completing the install and also warranting the work.
11. Legal Matters:
 - a. Review and consider adoption of Resolution for District No. 1 Requesting Administrative Dissolution: Legal Counsel recommended waiting on this issue so that Director Burns could also be present for this discussion.
 - b. Review and consider acceptance of Developer Bond: Ms. Harris will provide Legal Counsel with an Amortization schedule which then will be presented to the Developer.
12. Old Business:
 - a. Community center purchase: Discussion tabled.

13. Adjourn:

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

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 15, 2025, REGULAR MEETING MINUTES OF THE GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 AND 2.

Approved by: Secretary of the Board

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**ANNUAL BOARD MEETING MINUTES
OF THE BOARD OF DIRECTORS OF THE
GOLD HILL MESA METROPOLITAN DISTRICT NO. 2
HELD JUNE 25, 2025
AT 5:30 PM**

Pursuant to posted notice, the annual meetings of the Board of Directors of the Gold Hill Mesa Metropolitan District No. 2 were held on Wednesday, June 25, 2025, at 5:30 p.m., in person at 142 S Raven Mine Dr, Colorado Springs, CO 80905

Attendance:

In attendance were Directors:

Stephanie Edwards,	President
John Olson,	Treasurer
Barry Brinton,	Assistant Director
Justin Burns	Secretary

Directors Absent

George Dowd,	Assistant Secretary (excused)
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Also in attendance were:

Rebecca Harris,	WSDM District Managers
Danielle Daigle-Chavez,	WSDM District Managers
Members of the Public	

1. Call to Order: The meeting was called to order at 5:35 pm by Ms. Harris
2. Current Public Infrastructure Projects: Ms. Harris presented the current planned infrastructure projects.
3. Current Bond Status: Ms. Harris presented the current Bond status.
4. Review Current Year to Last Month Unaudited Financial Statements: Ms. Harris presented the unaudited financial statements.
5. Difference between HOA and Metro: Ms. Harris reviewed the differences between an HOA and a Metropolitan District.
6. Underdrain Presentation: Ms. Harris presented and reviewed the functions, responsibilities, operations, and future maintenance plans for the Underdrain system.
7. Public Forum: Ms. Harris opened the floor for public comment and questions.

Discussion was had regarding the responsibility of trees in Filing 10. Ms. Harris clarified the Metropolitan District is still negotiating the Tree replacement in Filling 10 however the Metropolitan District will plan on replacing that section next year, 2026.

Discussion was had regarding the plan to install junction boxes for the underdrain. Ms. Harris explained how these will help in the event jetting needs to occur to allow a vacuum truck at the same time.

Ms. Harris, Mr. Brinton, and Ms. Edwards discussed the new requirement for pipe material used for perimeter drains and connection point to the underdrain.

Ms. Harris discussed that the Metropolitan District is working through a list of properties that have historically had water intrusion.

8. Adjourn:

- a. Ms. Harris Adjourned the meeting at 7:40 pm. The next Regular Meeting Date- July 17, 2025, at 9:00am, this meeting will be to review and adopt the audit.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 25, 2025, ANNUAL MEETING MINUTES OF THE GOLD HILL MESA METROPOLITAN DISTRICT NO. 2.

Approved by: Secretary of the Board



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Gold Hill Mesa Metropolitan District #2
PAYABLES
7/17/2025
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
BiggsKofford	120190	6/23/2025	\$ 10,250.00	
City of Colorado Springs	70125	7/1/2025	\$ 321.30	
Colorado Springs Utilities	8242523332	7/7/2025	\$ 19,958.01	
Susemihl Mcdermott Downie P.C.	37373	6/30/2025	\$ 586.50	
UNCC	225060652	6/30/2025	\$ 1.55	
Weisburg Landscape Maintenance	60501	6/24/2025	\$ 2,202.75	Irrigation Repair
Weisburg Landscape Maintenance	60507	6/24/2025	\$ 46,357.50	Landscaping Enhancement
Weisburg Landscape Maintenance	60512	6/24/2025	\$ 820.25	Irrigation Repair
Weisburg Landscape Maintenance	60513	6/24/2025	\$ 265.50	Irrigation Repair
Weisburg Landscape Maintenance	60559	6/30/2025	\$ 3,427.25	Irrigation Repair
Weisburg Landscape Maintenance	60562	6/30/2025	\$ 618.01	Annual Flower Installation
WSDM Managers	855	6/30/2025	\$ 5,346.90	
TOTAL			\$ 90,155.52	

DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
UMB Bank	71025	7/10/2025	\$ 12,050.78	June Pledged Revenue
UMB Bank	62025	6/20/2025	\$ 26,595.61	May TIF Pledged Revenue
TOTAL			\$ 38,646.39	

Total Payables \$ 128,801.91

First Bank Checking	\$ 609,401.22
Payables	\$ (128,801.91)
First Bank Checking After Draw	\$ 480,599.31



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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 its 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

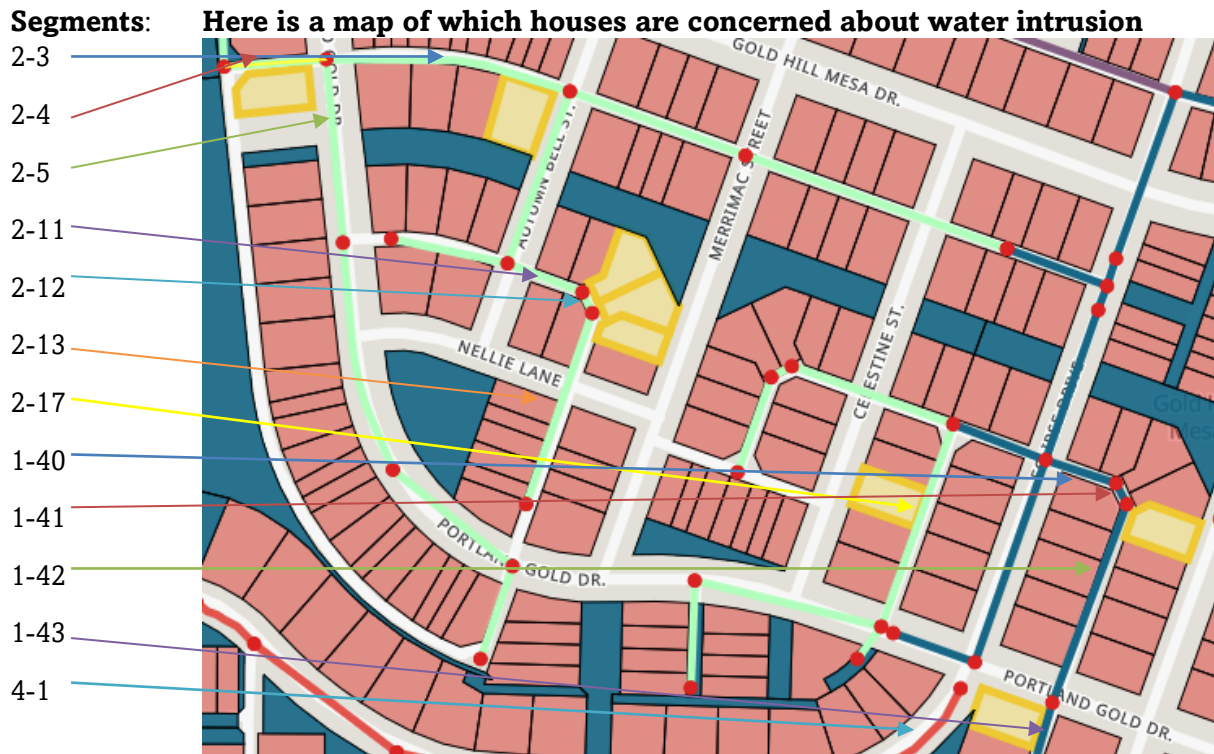
VSDM MANAGERS

MEMORANDUM

TO: GOLD HILL MESA METROPOLITAN DISTRICT NO. 2
FROM: REBECCA HARRIS
SUBJECT: UNDERDRAIN 7-2-2025 INSCPECTION
DATE: 7/10/2025

After the Annual Meeting on July 25, 2025, we requested Jason to perform another scope inspection on select properties that are continuously experiencing water in their basement areas.

Map and Segments requested an additional scope:



Contractor (Jason) was able to complete the scope of all the requested segments on July 2, 2025 and provided video and photos. All photos and videos showed they all were flowing water with some of them still having silt in them. Some Segments are shorter than other just depending on the amount of water flowing, the amount of silt, or the grade of the underdrain.