

**REGULAR BOARD MEETING MINUTES
OF THE BOARD OF DIRECTORS OF THE
GOLD HILL MESA METROPOLITAN DISTRICT NOS 1 & 2
HELD NOVEMBER 20, 2025
AT 9:00 AM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Gold Hill Mesa Metropolitan District Nos. 1 & 2 was held on Thursday, November 20, 2025, at 9:00 a.m., at 142 S. Raven Mine Dr. Ste 200, Colorado Springs, CO 80905, and virtually.

Attendance:

In attendance were Directors:

John Olson,	Treasurer
George Dowd,	Secretary
Barry Brinton,	Assistant Director
Stephanie Edwards,	President

Directors Absent

Justin Burns,	Assistant Secretary (excused)
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Also in attendance were:

Rebecca Harris,	WSDM Managers
Danielle Daigle-Chavez,	WSDM Managers
Pete Susemihl,	Susemihl & Downie, P.C.
Tim Daugherty	Member of the Public

1. Call to Order: The meeting was called to order at 9:15 am by Ms. Harris.
2. Declaration of Quorum/ Director Qualifications/ Disclosure matters: Ms. Harris confirmed a quorum was present for Districts No. 1 & 2, and Directors Burns and Edwards are excused.
3. Approval of Agenda: Director Olson motioned to approve the agenda as presented; seconded by Director Brinton. Motion passed unanimously.
4. Approval of Board Meeting Minutes from October 16, 2025: Director Brinton motioned to approve the meeting minutes from October 16, 2025; seconded by Director Dowd. Motion passed unanimously.
5. Financial Matters:
 - a. Review the October 31, 2025, Unaudited Financial Statements: Ms. Harris reviewed. Director Olson motioned to approve the October 31, 2025, unaudited financials; seconded by Director Brinton. Motion passed unanimously.
 - b. Ratify to Approve Payables through November 20, 2025: Ms. Harris reviewed. Director Brinton motioned to approve the payables through November 20, 2025; seconded by Director Dowd. Motion passed unanimously.
Public Hearing on 2026 Budget Adoption: Director Olson motioned to enter into public hearing at 9:24 am; seconded by Director Brinton. Motion passed unanimously. There was

no public comment. Director Olson motioned to end the public hearing at 9:35 pm; seconded by Director Brinton. Motion passed unanimously.

i. Consider adoption of Resolution to adopt the 2026 Budget, Appropriating Sums of Money for the 2026 Calendar Year and Certifying Mill Levies: Director Brinton motioned to approve District No. 2; seconded by Director Olson. Motion passed unanimously. Director Olson motioned to approve District No. 1; seconded by Director Brinton. Motion passed unanimously.

6. Management Matters:

a. Discuss Sidewalk drainage issue at 1309 Cresson Mine Drive: Ms. Daigle-Chavez has reached out to two local concrete contractors and is waiting to hear back with their availability.

7. Public Comment: Mr. Daugherty advised the board of an issue with vehicles driving down the greenways when it is dark or covered in snow. He asks the Board to consider purchasing “spring back” stakes and have the stakes in front of these areas, to prevent damage to vehicles and allow emergency vehicles to still access while deterring others from driving on the greenways. Director Olson and Dowd mentioned looking into the installation of collapsible bollards.

8. Landscape Matters: Director Dowd advised that the lack of snowfall contributed to the cleanup of the fall leaves—no other update at this time.

9. Legal Matters:

- a. Discuss and determine Board Meeting Schedule for 2026: Discussion was had regarding continuing bi-monthly Board meetings on the third Thursday of the month at 9 a.m. The Annual meeting will be scheduled for August 3rd at 5:30 pm.
- b. Consider Approval of WSDM-Managers Engagement Letter: Ms. Harris presented the WSDM–Managers Engagement letter. Director Olson motioned to approve; seconded by Director Dowd. Motion passed unanimously.
- c. Consider Approval of 2026 Authorization of 2026 SDA Membership: After discussion, Director Dowd motioned to approve the 2026 SDA Membership; seconded by Director Brinton. Motion passed unanimously.
- d. Consider Approval of Authorization of 2026 General Liability Coverage with CSD Pool: After discussion, Director Brinton motioned to approve the 2026 General Liability Coverage with CSD Pool; seconded by Director Olson. Motion passed unanimously.
- e. Consider Approval of Worker’s Compensation Coverage with CSD Pool: After discussion, Director Brinton motioned to approve workers’ compensation coverage with CSD Pool; seconded by Director Olson. Motion passed unanimously.
- f. Consider Approval of BiggsKofford 2025 Audit Engagement: Director Olson motioned to approve to engage BiggsKofford for the 2025 audit; seconded by Director Dowd. Motion passed unanimously.

10. Old Business:

- a. Community Center Purchase: Discussion was tabled.
- b. Filing 7 Tract Permanent Easement Status: No update provided.
- c. Mr. Daugherty addressed the trash cans at the Community Center, noting the cans have been moved and this seems to have resolved the issue of overflowing trash.

11. Adjourn: Director Olson adjourned the meeting at 10:04 a.m.

Danielle Daigle-Chavez
Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 20, 2025, REGULAR MEETING MINUTES OF THE GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 & 2.


John Olson (Jan 23, 2025 08:43:58 MST)
Approved by: Secretary of the Board






GHMMD: 11.20.25 Meeting Minutes

Final Audit Report

2026-01-23

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