

**JOINT MINUTES OF THE SPECIAL BOARD MEETING  
OF THE BOARD OF DIRECTORS OF THE  
GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 AND 2  
HELD MAY 18, 2023  
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 18, 2023, at 9:00 a.m., at 142 S. Raven Mine Drive, Suite 100, Colorado Springs, CO, 80905, and via tele/videoconference:  
<https://video.cloudoffice.avaya.com/join/471819234>.

Attendance

In attendance were Directors:

Stephanie Edwards  
John Olson  
Barry Brinton  
Thomas Barnish  
Justin Burns

Also in attendance were:

Pete Susemihl, Susemihl, McDermott, & Downie, P.C.  
Rebecca Harris, WSDM District Managers  
Kevin Walker, WSDM District Managers  
Heather Smith, WSDM District Managers

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 9:15 AM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Harris confirmed a quorum was present and the disclosures were properly filed.
3. Oaths of Office and Appointment of Directors: Ms. Harris confirmed the Oaths of Office were completed. Director Olson moved to appoint Justin Burns as Vice President; seconded by Director Brinton. Motion passed unanimously. Director Olson moved to keep the District 1 officers the same; seconded by Director Brinton. Motion passed unanimously.
4. Approval of Agenda: Director Olson moved to approve the Agenda; seconded by President Edwards. Motion passed unanimously.
5. Approval of November 16, 2022 Joint Meeting Minutes and March 16, 2023 Joint Meeting Minutes: After review, Director Olson moved to approve the November 16, 2022 and March 16, 2023 Joint Meeting Minutes; seconded by Director Brinton. Motion passed with Director Burns abstaining.
6. Public Comment: President Edwards asked about an update regarding Tiffany Schmidt and Ms. Harris noted that the insurance company is awaiting proof of income. President Edwards asked about the leak and Ms. Harris explained it was the irrigation main line, and CSU was able to shut off the water in time for the concert. The Board discussed looking into the dog hydrant stations and how they are tapped into

the irrigation system. The Board discussed the community concert series and the transition from the developer. The Board discussed the District's developer advance.

## 7. Management Matters

- a. Insurance Update: Ms. Harris explained that the insurance coverage is currently all under District 1, so she is working to get coverage updated and moved to District 2.
- b. Discuss Lime Scooter Rental Site corner of Portland Gold and Gold Hill Mesa Dr: The Board discussed the designated Lime scooter rental site at the corner of Portland Gold and Gold Hill Mesa Dr. Ms. Harris noted Lime has the proper permits and the sidewalk is owned by the City. The Board discussed providing information on how to report complaints with the City and Lime directly.
- c. Discuss Vole and Mole Issue on hillside along 21st Street: The Board discussed the vole and mole issue on hillside along 21<sup>st</sup> Street. The Board requested additional information and options on how to address this issue.
- d. Review Underdrain Summary: The Board reviewed the underdrain summary provided by Mr. Jason Holdredge.
- e. Discuss Underdrain Camera upgrade status: Ms. Harris reported that Mr. Jason Holdredge does not recommend spending money on a new underdrain camera because the current camera is working fine. She noted the District was approved for a Safety Loss Prevention Grant which can be used on camera equipment upgrades. The Board discussed that the old camera is quite cumbersome and takes a long time, and after a cost analysis, it was determined that it would be cost-effective to upgrade. The Board directed Mr. Harris to proceed with the camera upgrade.
- f. Discuss status of Tract A Gold Hill Mesa Filing No 7A re-plat: Mr. Walker discussed the Tract A Gold Hill Mesa Filing No. 7A re-plat and noted he will provide a detailed explanation of the process to re-plat at the next meeting.

## 8. Legal Matters

- a. Review and Consider approval of Resolution for Dissolution of District No. 1: Mr. Susemihl and the Board discussed the process of dissolving District No. 1. A new reimbursement agreement will need to be done prior to dissolution.
- b. Review Reimbursement Agreement: Mr. Susemihl discussed the Reimbursement Agreement and noted he is waiting to hear back from the developer on the final list and detailed description of reimbursements and costs. The Board discussed scheduling a special meeting to understand this with Piper Sandler better.
- c. Review and consider approval of BMH Development Services, Inc. Underdrain Inspection Proposal: Ms. Harris presented the underdrain inspection proposal. After review, President Edwards moved to approve the BMH Development Services, Inc. Underdrain Inspection Proposal; seconded by Director Olson. Motion passed unanimously.

## 9. Financial Matters

- a. Review the 2023 Unaudited Financial Statements: Ms. Harris noted she is still waiting on the financials from CLA, so she can only provide the Profit and Loss Budget comparison at this time.
- b. Review and approve payables for the period ending May 18, 2023: Ms. Harris presented the payables for period ending May 18, 2023. After review, President Edwards moved to approve the Unaudited Financial Statements as presented and the Payables for period ending May 18, 2023; seconded by Director Burns. Motion passed unanimously. Director Burns left the meeting.
- c. Discuss CSD Pool Safety Grant for District No. 1: Ms. Harris reported the District will be receiving funds from the CSD Pool Safety Grant.
- d. Discuss Assessed Valuation projected increases: Ms. Harris discussed the projected increase in assessed valuations. She will present an analysis on property tax revenue closer to budget season in November.

10. Landscape Matters
  - a. Discuss possible tree and retaining wall repair behind Portland Gold, off 21st street: Ms. Harris reported that the hillside retaining wall that was damaged by a car accident is not covered under insurance. Ms. Harris will get bids for the repairs.
  - b. Review Quality Site Assessment Report from BrightView: The Board reviewed the quarterly Brightview Quality Site Assessment Report. The Board discussed that mulch replenishment is needed under the trees.
  - c. Review and consider approval for Brightview Bench Installation: Ms. Harris presented the bench installation proposal for \$4,400. Director Brinton moved to approve the Brightview bench installation proposal not to exceed \$4,400; seconded by President Edwards. Motion passed unanimously.
  - d. Review and consider approval for Hammock Post Installation: Ms. Harris presented two proposals for the hammock post installation. Director Olson moved to approve the Robertson's Landscaping proposal; seconded by Director Brinton. Motion passed unanimously.
    - i. Diamon Cut Landscaping LLC
    - ii. Robertson's Landscaping
11. Adjourn: President Edwards moved to adjourn the meeting at 10:50 AM; seconded by Director Brinton. Motion passed unanimously.
  - a. Next Regular Meeting Date – Scheduled for July 20, 2023, at 9:00 A.M. – 2022 Audit Review

Respectfully Submitted,

*Rebecca Harris*

---

By: Recording Secretary