



**MINUTES OF A CONTINUED MEETING
OF THE BOARD OF DIRECTORS OF THE
CATHEDRAL PINES METROPOLITAN DISTRICT
HELD MAY 20, 2019
AT 2:00 P.M.**

Pursuant to posted notice, the continued meeting of the Board of Directors of the Cathedral Pines Metropolitan District was held on Monday, May 20th at 2 p.m., at 13977 Milam Rd., Colorado Springs, CO.

In attendance were Directors:

Bill Heeter
Ecton Espenlaub
Lynn Shepherd
Gregg Cawlfeld
John Kelley

Also in attendance were:

Jamie Adams, Warren Management
Kevin Walker, Walker Schooler District Managers
Kristina Kulick, Walker Schooler District Managers

1. Call to Order: The meeting was called to order by President Heeter at 2:07 p.m.

2. Approval of the Agenda

3. Approval of the April 8, 2019 Meeting Minutes

4. Management Matters:

a. Subcommittee Reports

• Lodge

- Meeting with Bart and Michelle Atkinson
- Continue Vision/Mission/Strategies and Management Discussion
- Review AV Quotes
- Contract Revisions: President Heeter told the Board that he requested feedback from the residents about the possibility of raising Lodge fees for residents. He heard back from a few residents that fees should not go up substantially, but they did not elaborate on what constitutes a substantial increase. The Board continued discussion on the fees for residents. Director Espenlaub proposed that the Board postpones the discussion on resident fees for now so that they can focus on the new non-resident price structure and get the contract approved.

The Board went over in detail the changes to the new non-resident Lodge rental contract. Director Shepherd was excused and left the meeting at 3:49 p.m. The Board noted the Lodge's smoking policy and will do further research on what the applicable laws are. Director Cawlfeld suggested a comparison of prices from other neighborhoods and what they charge their residents for community venues. Director Espenlaub moved to approve the new non-resident Lodge rental contract with the discussed changes and additions. The Board discussed charges for corporate events and non-profit charitable events and decided to do more research before setting the fees. Director Kelley said he will make final edits and get the final copy of the contract to the Board in the next few days. The Board agreed to keep the fee schedule for residents as it is for now.

- Lodge Repair from Damages
- Landscaping, Irrigation and Ponds
 - Continued Discussion
 - Milam Valve Replacement Update: Mrs. Adams reported that repairs should start June 3rd and the proposed cost for the repairs is \$8,000. Director Espenlaub moved to approve the proposal from Down To Earth for the excavating and a subcontractor to replace the valve; seconded by Director Cawlfeld. Motion passed unanimously.
 - Irrigation Startup Date
 - RFP for Vessey/Holmes
- Trails
 - Trail Seminar: Director Espenlaub said the trail seminar went very well and he learned valuable techniques such as how to make a trail disappear by loosening up the dirt.
 - Repair Status: Director Espenlaub reported that he has done an initial grading of the trails. Director Espenlaub said he will probably need 30 yards of fill dirt due to several areas of trail that are a foot below grade which will cost around \$400. Director Espenlaub noted the pile of sod by the Lodge is now gone.
- Metro District Financing: Director Kelley updated the Board that he is waiting on the final decision from the HOA on tasks they want to transfer to the Metro District. He noted they will probably only want to pass on the chipping program. Once they officially let the Board know, then can present it to the County. He said they may only go to the County to correct the general fund mill levy and add fire mitigation to the service plan. Director Kelley said they are hoping to have the conversations with the County in June. Mr. Walker added the costs could total a few thousand dollars in fees and legal services.
- b. Sale of Equipment in Storage Shed Final Results: President Heeter reported they have received a check for a couple thousand dollars from the auction which is about half the profits and they are still waiting to finalize the sale of the ATV. The Board discussed that they will soon need to address what will be done with the storage shed now that it is almost empty.
- c. Update on timing of installing Speed Limit signs: Director Espenlaub said he is waiting to hear back on the exact timing of installation. He noted that Mr. Charles Dione from El Paso County said he doesn't feel the speed limit signs are necessary.
- d. Update on timing of installation of No Uncontrolled Dogs Allowed on Trails signs: Director Espenlaub said the dog signs look great, but they need holes drilled in them. Also, they will need to call the digging hotline before installing signs to prevent hitting a gas line underground.
- e. Update on New Parcel Boxes near Mail Station: Will have 2 bids and the schedule on Friday to pour the concrete said Mr. Walker. The Board discussed repairing the broken concrete by raising it to be more cost effective.

- f. Legal Representation for 2019 RFP: Mr. Walker said he has the draft done for the RFP. The Board discussed a few law offices that may possibly bid. The bids should be sent out in the next couple of weeks.
- g. Financial Assistance to HOA: The Board discussed that they are waiting to hear back from the HOA on tasks they may want to pass on to the District.
- h. Snow Plowing Update – 2020 Agreement: The Board discussed Mr. Frerichs' truck being stored at the shed and his future contract for snow removal with the District. The Board went over the benefits of hiring a professional snow removal company as well as the benefit of having someone like Mr. Frerichs available to do the snow plowing in the neighborhood. The Board decided to get three additional bids for snow removal and welcome Mr. Frerichs to bid as well.
- i. Black Forest Incorporation Discussion: President Heeter said the expansion at the end of Milam with Cordera has been raised as a concern. Black Forest residents are concerned about whether they should incorporate. There are County meetings being planned and this may be a big issue. The HOA President said they will be attending meetings to monitor what action will be taken.
- j. Update on HOA: President Heeter said the HOA is tracking much better in terms of finances this year versus prior years. The only potential issue is with possible legal expenses with the ACC that could go over what was budgeted.
- k. FEMA Update: Mr. Walker reported they are getting ready to approve everything, but FEMA is requesting the cancelled checks in preparation to pay the District. Mr. Walker told the Board that the Atkinsons accepted the Board's offer for their event at the Lodge.

6. Legal Matters: There was no discussion.

7. New Business: There was no discussion.

8. Financial Matters

- a. Acceptance of Unaudited Financial Statements as of April 30, 2019, the schedule of cash position updated as of April 30, 2019 and bank statements
- b. Approval of Payables for the Period Ending May 9, 2019

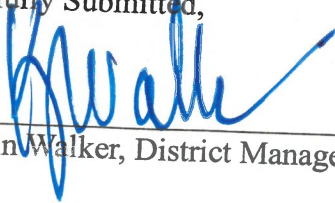
9. Public Comment: There was no public comment.

10. Other Business

- a. Next Meeting June 10, 2019 at 2:00 p.m.

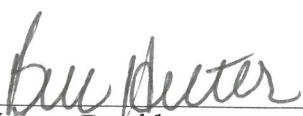
11. Adjournment: The meeting was adjourned at 4:45 PM

Respectfully Submitted,

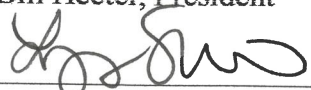


By: Kevin Walker, District Manager


THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 20, 2019 MINUTES OF THE CATHEDRAL PINES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:



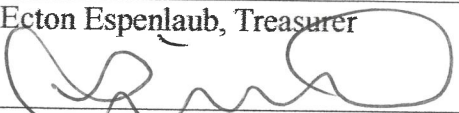
Bill Heeter, President




Lynn Shepherd, Vice President



Ecton Espenlaub, Treasurer



Gregg Cawfield, Assistant Secretary



John Kelley, Director