

**MINUTES OF ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE
CATHEDRAL PINES METROPOLITAN DISTRICT WAS
HELD FEBRUARY 18, 2025 AT 6:00 PM**

Pursuant to the posted notice, the annual meeting of the Board of Directors of the Cathedral Pines Metropolitan District was held on Tuesday, February 18, at 6:00 p.m., 13975 Milam Rd, Colorado Springs, CO.

In attendance were Directors:

Bill Heeter
Ecton Espenlaub
Rick Stauch (attended via teleconference)
Kevin Combs (absent)
Scott Gassen

Also in attendance were:

Rebecca Harris, WSDM District Managers
Danielle Dagle-Chavez, WSDM District Managers
Beth Diana, WSDM District Managers
Robert Gardner, Gardner Law
Laura Gardner, Gardner Law
Shalece Buchholtz, Adorkably Yours
29 Members of the Public (List of attendees kept on record at WSDM's office)

1. Call to Order: Meeting was called the meeting to order at 6:05 pm
2. Introduction: President Heeter introduced the Board of Directors, Management team, and Legal Counsel. He provided a detailed description on the different roles and responsibilities the Metropolitan District, the Homeowners Association, El Paso County, and the United States Postal Service provide to the community.
3. Board Accomplishments in 2024 by Area of Responsibility: President Heeter highlighted the Metropolitan Districts accomplishments they achieved in 2024.
4. Board Objectives for 2025: President Heeter reviewed the goals the Metropolitan District Board has established to accomplish during the 2025 calendar year.
5. Long-Term Strategic Issues for the Community: President Heeter reviewed with the community the upgrades made to the Milam Median Irrigation and Landscape improvements. He then provided a plan to the community for the Metropolitan District Board to continue the landscape upgrade, focusing on the col-de-sacs in the community.
6. Nearby Community Update President Heeter provided an update on Flying Horse North and Estates at Cathedral Pines Developments.
7. Financial Report: Mrs. Harris reviewed the current unaudited financials and the status of the current district debt status.

8. Community Feedback on Proposed Mail Kiosk Initiative: President Heeter reviewed the concerns around the Mail Kiosk and security and the Metropolitan Districts proposed plan to remediate concerns. After detailed discussion and feedback from the community the direction provided was to postpone the current plan until the community or Metropolitan District feel there is a continued need for it.
9. Open Forum: Mr. Kappel inquired into the financials provided; specifically highlighting the insurance cost on the budget anticipating any increase in rates, current Boards plan and discussion on decreasing mill levies, election costs being reserved if the election ends up cancelled, utilities for the general fund and the reason for an increase in the budget, and an understanding if we collect more in Lodge Revenue then anticipated and how those funds would be used.

Mrs. Harris addressed Mr. Kappel's inquiries noting; that the 2025 insurance budget is based on the proposal received from the insurance company, the Board is anticipating being able to decrease mill levies for the 2026 collection year, confirmed if an election is canceled the budget of \$20,000 would roll over into the carrying balance for the District, utilities are anticipated higher because the pump for the pond is running longer and prior years was shut off for the repairs and projects, and confirmed any additional Lodge Revenue earned is to be carried in our ending balance.

There was a general discussion around Fire Protection, cisterns, and impact to resident's home insurance.

Director Gassen commented that he is working on a plan to try to help get the community named as a Fire Wise Community.

10. Adjournment: Meeting was adjourned at 7:48 pm.

Respectfully Submitted,

Rebecca Harris

By: Rebecca Harris, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL ~~JANUARY 13~~ **FEBRUARY 18** 2025 REGULAR MEETING MINUTES OF THE CATHEDRAL PINES METROPOLITAN DISTRICT.