



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
CATHEDRAL PINES METROPOLITAN DISTRICT
HELD MAY 18, 2021
AT 10:00 A.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Cathedral Pines Metropolitan District was held on Tuesday, May 18th at 10:00 a.m., at 13975 Milam Road, Colorado Springs, CO, and via telephone and video conference call.

In attendance were Directors:

Bill Heeter
Ecton Espenlaub
Rick Stauch
Lynn Shepherd
Kevin Combs

Also in attendance were:

Kevin Walker, Walker Schooler District Managers
Rebecca Hardekopf, Walker Schooler District Managers
Jamie Adams, Warren Management
Lina Hoekman, Lodge Manager
Jeremy Powell, Kimley-Horn
Matrix Design Group, Jason Alwine
Ashley Dixon, A Cut Above

1. Call to Order: President Heeter called the meeting to order at 10:10 a.m. and confirmed a quorum of the Board was present.
2. Approval of the Agenda: Director Espenlaub moved to approve the Agenda as presented; seconded by Director Shepherd. Motion passed unanimously.
3. Approval of Board Meeting Minutes – Regular meeting on April 20, 2021: President Heeter moved to approve the April 20, 2021 Board Meeting Minutes as presented; seconded by Director Espenlaub. Motion passed unanimously.
4. Welcome New Board Member/ Official Vote: President Heeter moved to appoint Kevin Combs to the open Board position; seconded by Director Shepherd. Motion passed unanimously.
5. Change in Officer Responsibilities: President Heeter moved to appoint Director Combs as Treasurer; seconded by Director Shepherd. Motion passed unanimously. President Heeter moved to appoint Director Espenlaub as Secretary; seconded by Director Combs. Motion passed unanimously.

6. Lodge Management Update

- a. Status of current operations: Mrs. Hoekman reported on Lodge current operations and noted there were 6 tours this month. 3 new events were booked this month including one resident event, and there were 2 cancellations. Mrs. Hoekman and the Board discussed the changing mask requirements and agreed to leave the mask requirement up to the renter's discretion pending any guidance from the State.
- b. Status of capital items: Mrs. Hoekman discussed the status of capital items. The floors have been redone and they look great. Mrs. Adams noted ABHS will be in tomorrow to fix the Groom's room. The Board discussed the annual flowers at the entrance. Mrs. Hoekman discussed new furniture and noted they are having difficulty finding chair suppliers who can provide the quantity needed at a good price. The Board discussed marketing for weekday business events as well as bridal events. Director Shepherd discussed hosting an Open House for vendors and the event community on July 27th. Mrs. Hoekman noted they may be able to get the bar, desserts and décor sponsored. Director Shepherd noted they could include the HOA as well. President Heeter requested the Board discuss Agenda item, Management Matters before Financial Matters.

7. Financial Matters:

- a. Review of Unaudited Financial Statements as of April 30, 2021: There was no discussion.
- b. Approval of Payables for the Period Ending May 18, 2021: Director Espenlaub noted there was not a check for Mrs. Hoekman this month. Director Espenlaub moved to approve the Payables with Mrs. Hoekman's invoice; seconded by Director Shepherd. Motion passed unanimously.
- c. Update on Status of FEMA/COVID claim amounts: There was no discussion.
- d. Update on Grant Possibilities: There was no discussion.

8. Management Matters:

- a. Overview of Community Irrigation/Waterfalls/Cisterns/Wells/Pumps: Mr. Dixon discussed the overview of community irrigation including waterfalls, cisterns, wells, and pumps. The Board discussed ways to conserve water including planting native grasses and xeriscape on medians. Mr. Dixon explained the current irrigation system has a lot of issues including problems that are created from the size of the 6" main line, and the valves located in the middle of the road. The Board discussed applying for available grants to help fund repairs to the irrigation system as well as cleaning out the ponds and fire mitigation.
- b. Irrigation Plans: Mr. Dixon discussed the irrigation plans with the Board.
 - Median irrigation start-up: There was no additional discussion.
 - Proposal to map irrigation lines, wells, and cisterns throughout community: There was no additional discussion.
 - Proposal to begin irrigation work along Lodge Drive: There was no additional discussion.
 - Mowing of Lower Vessey area by A Cut Above: There was no additional discussion.
 - Dredging of Lower Vessey ponds: The Board discussed using grant funds to help cover the costs of cleaning out the ponds.
- c. Long Term Landscaping Plan Proposals
 - Kimley-Horn, Jeremy Powell: Mr. Powell introduced himself and explained his background to the Board. He noted he is a wetland scientist as well as a landscape architect. Mr. Powell discussed the areas of focus including the landscaping around the Lodge, entrances, medians, and ponds. He discussed the importance of soil amendments

and using native plants along with non-natives and annuals that make an impact. The Board discussed the issues with the irrigation system with Mr. Powell. The Board thanked Mr. Powell for his presentation.

- Matrix Design Group, Jason Alwine: Mr. Alwine introduced himself and explained his background and discussed projects he has worked on in the area. He noted he does have an irrigation background. Mr. Alwine presented proposed landscaping design ideas for the Cathedral Pines community. The Board discussed the possibility of grants for trails and parks. President Heeter discussed wanting to present a landscaping plan to the community at the annual meeting in November. The Board thanked Mr. Alwine for his presentation.

9. Legal Matters: There was no discussion.

10. New Business: There was no discussion.

11. Public Comment: There was no public comment.

12. Other Business:

- a. Next Regular Board Meeting scheduled for June 15, 2021 at 10:00 AM

13. Adjournment: The Board adjourned the meeting at 1:35 p.m.

Respectfully Submitted,

By: Kevin Walker, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 18, 2021 MINUTES OF THE CATHEDRAL PINES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Bill Heeter, President

Lynn Shepherd, Vice President

Ecton Espenlaub, Treasurer

Rick Stauch, Director