



**MINUTES OF ANNUAL MEETING
OF THE BOARD OF DIRECTORS OF THE
CATHEDRAL PINES METROPOLITAN DISTRICT
HELD FEBRUARY 20, 2024
AT 6:00 P.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Cathedral Pines Metropolitan District was held on Tuesday, February 20, 2024 at 6:00 p.m., at Cathedral Pines Lodge, 13975 Milam Rd, Colorado Springs, CO 80908 and virtually via video/teleconference.

In attendance were Directors:

Bill Heeter
Ecton Espenlaub
Rick Stauch (excused absence)
Kevin Combs (excused absence)
Chris Meacham

Also in attendance were:

Kevin Walker, WSDM District Managers
Rebecca Harris, WSDM District Managers
Rylee DeLong, WSDM District Managers
Laura Gardner, The Gardner Law Office
Members of the Public

1. Call to Order: President Heeter called the meeting to order at 6:00 p.m.
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures: President Heeter confirmed a quorum was present. There were no additional disclosures made by Board Members.
3. President Heeter, Director Espenlaub, Director Meacham presented the attached annual meeting presentation to the Public in attendance.

Items discussed and covered included past and current public infrastructure projects, current financial status, current bond and debt status, past and current landscape status including trail maintenance, current district concerns (mail kiosks, road conditions, and pet waste on trails), past and current Lodge operations and bookings status, current status on nearby developments.

4. President Heeter formally thanked Director Espenlaub for all of his hard work on the trails throughout the community.
5. President Heeter requested community feedback on these items and directed them to the District website to sign up for emails to receive the Newsletter and other District announcements and community surveys.

6. Public Comment: The meeting was opened for public comment.

Member of the Public inquired about receiving the budget a week prior to the meeting along with the announcement. The Board stated that would be no problem moving forward.

Member of the Public inquired about irrigation project completed in 2023 and how the changes came about. President Heeter answered that the irrigation project was planned as best it could be as no one knew what was actually beneath the ground until we started digging. Once the project started that's when the contractor was able to confirm what was needed to upgrade the system.

Member of the Public inquired about decision to change the design of the trail to be added to the median. Other Members of the public commented on how much they love the change and addition as it get the residents off the side of the road. Director Espenlaub confirmed that there was extra gravel left over and rather than spending the cost to dispose of the gravel it was decided to repurpose and create a new walking trail for the community.

Member of the Public inquired about the WiFi issues occurring at the Lodge and electrical concerns not allowing multiple items plugged in. Once those items were addressed, they would love to have more business meetings there. President Heeter answered that the Board plans to look into re-wiring the electrical concerns and this is the first we are having issues with the WiFi which will be addressed as soon as possible.

Member of the Public inquired about the requirement for Event insurance. Mrs. Harris answered that the events being had at the Lodge that have a bounce house, petting zoo, etc. there needs to be additional coverage had and the Board decided to have the event holders to provide that coverage.

Member of the Public inquired about why we didn't reach out to volunteers from the community to help market the Lodge. President Heeter explained that would be great, but history has provided that unfortunately we don't have as many residents' volunteer and step up to assist in these matters but would love that contribution from the community. If we get volunteers, we will always welcome them and we do communicate these items through the newsletter.

Member of the Public inquired about the Metro district becoming a gated community if the Estates at Cathedral Pines is going to be gated, why can't we. Mrs. Harris explained that because of the development plan and definition of Metropolitan District being a Public Entity we have to remain open to the public. A gated community would require a change to the Development Plan which would impact the Metro District Service Plan.

Member of the Public inquired about the thought process behind eliminating Warren Management and going directly to WSDM. President Heeter explained there was a modest financial benefit but more significantly there was a benefit to consolidating the management under on contact. There started to be too many hands in the pot and balls were getting dropped.

Several members of the Public expressed concerns on the Mail Box Kiosk issues. The Board addressed these concerns through the presentation and resources to reach out to at the USPS for issues directly related to mail delivery concerns.

7. Adjournment: The Board adjourned the meeting at 7:30 p.m.

Respectfully Submitted,

Rebecca Harris

By: Rebecca Harris, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 20, 2024 MINUTES OF THE CATHEDRAL PINES METROPOLITAN DISTRICT.