



**CATHEDRAL PINES METROPOLITAN DISTRICT
NOTICE OF REGULAR MEETING
BOARD OF DIRECTORS**

Tuesday, November 18, 2025, at 6:00 PM (MST)
Cathedral Pines Lodge
13975 Milam Rd.
Colorado Springs, CO 80908
Or

Please join meeting from your computer, tablet or smartphone.

<https://video.cloudoffice.avaya.com/join/161846385>

You can also dial in using your phone.

United States: [+1 \(213\) 463-4500](tel:+12134634500)

Access Code: 161-846-385

Public Welcome

***We encourage our attendees to participate in person; however, if you choose to join virtually, please have your camera on so we can get to know everyone a little better.**

Board of Directors	Title	Term Expiration
Bill Heeter	President	May 2027
Rich Stauch	Vice President	May 2029
Kevin Combs	Treasurer	May 2027
Ecton Espenlaub	Secretary	May 2029
Scott Gassen	Director	May 2029

AGENDA

- 1. Call to Order**
- 2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures**
- 3. Approval of Agenda**
- 4. Approval of Board Meeting Minutes** –Meeting minutes of October 21, 2025 (enclosure)
- 5. Financial Update**
 - a. Review and consider approval of Unaudited Financials through October 31, 2025 (enclosure) – Kevin/Rebecca
 - b. Ratify and consider approval of payables through the period ending November 18, 2025 (enclosure) – Rebecca
 - c. Public Hearing on the 2025 Budget Amendment and Budget Adoption
 - i. Consider Resolution to Amending the 2025 Budget (separate cover)
 - ii. Consider adoption of Resolution to adopt the 2026 Budget, Appropriating Sums of Money for the 2026 Calendar Year and Certifying Mill Levies (separate cover)

6. Lodge Management Update

- a. Review Lodge Performance – Travis & Shalece
- b. Lodge Maintenance Update – Informational Only - Bill

7. Landscaping Matters

- a. Review and consider approval of Landscape contracts for 2026 – Rick
- b. Status of Proposal by Solitude to Mitigate Cattails from Ponds – Rebecca/Danielle

8. Firewise Update

- a. Review and consider approval of Wildfire Risk Assessment (under separate cover) – Scott

9. Other Business

- a. Update to Milam/Shoup Monument Mileage Engraving – Informational Only - Bill
- b. Holiday Breakfast at Lodge – Informational Only – Bill
- c. Status of Property Between Cathedral Pines and Storage Shed – Informational Only – Bill
- d. Status of vandalized mailboxes/lock – Informational Only -- Bill

10. Discuss Possible Merger of HOA and Metropolitan District –

(Delayed until HOA election and new HOA Board is seated in January)

11. New Business

12. Public Comment (Items Not on the Agenda Only. Comments are limited to 5 minutes per person and taken in the order in which they appear on the sign-up sheet or if joined virtually in order as they appear on the host screen)

13. Legal Matters

- a. Discuss and Approve the Regular Meeting Schedule for 2026
- b. Consider Approval of 2026 Joint Annual Administrative Resolution (separate cover)
- c. Review and Consider Approval of WSDM- District Managers Engagement Letter (separate cover)
- d. Review and consider Approval of BiggsKofford 2025 Audit Engagement Letter
- e. Review and Consider Approval of 2026 General Liability Coverage with CSD Pool
- f. Review and Consider Approval of Worker's Compensation Coverage with CSD Pool (or waiver)
- g. Review and Consider Approval of 2026 Document Request Policy

14. Adjournment – The next regular scheduled meeting is on December 16, 2025, at 9:00 a.m.