

**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:+1(213)463-4500)

**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.**

<b>Board of Directors</b>	<b>Title</b>	<b>Term Expiration</b>
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.