

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



Tuesday, January 16, 2024, at 9:00 AM (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. Please do not use the Chat option to submit questions.**

Board of Director	Title	Term Expiration
Bill Heeter	President	May 2027
Rich Stauch	Vice President	May 2025
Kevin Combs	Treasurer	May 2027
Ecton Espenlaub	Secretary	May 2025
Chris Meacham	Director	May 2025 (appointed until May 2025)

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 November 21, 2023 (enclosure)
- 5. Financial Update**
 - a. Review and consider approval of Unaudited Financials through December 31, 2023 (enclosure) –Kevin C
 - b. Review and consider approval of payables through the period ending January 9, 2024 (enclosure) –Kevin C
 - c. Status of Mill Levy and Changes to Property Tax Laws/Impact Upon Metro Operating Budget – Kevin W.
 - d. Review and ratify 2024 Landscape Maintenance and Snow Removal Contracts and Proposals – Rick/ Kevin

- 6. Lodge Update**
 - a. Review December Lodge Report (enclosure) – Shalece/Travis
 - b. Discuss 2024 Business/Bridal Marketing Plans – Bill/Shalece/Travis
 - c. Parking Lot Lights – Move to Timer vs. Solar
- 7. Discuss Board Objectives for 2024** (2023 Objectives to be handed out at meeting)
- 8. Annual Meeting Discussion** (Last year's presentation to be handed out at meeting)
 - a. Assignment of Presentation Responsibilities
 - b. 5 p.m. Meet and Greet with Residents
 - c. Menu?
 - d. Rehearsal Date
 - e. Eliminate Online Questions?
- 9. Landscaping Issues**
 - a. Wells and Water use discussion – Ecton/ Kevin W.
 - b. Irrigation Project Update – Ecton
 - c. Dog Waste Stations Discussion -- Bill
 - d. Decorative Benches Along Trail Discussion – Bill
- 10. Legal Matters**
 - a. Discuss Barn status– Bill/ Laura
 - b. Status of Monument Turnover from HOA to Metro
- 11. Other Business**
 - a. Discuss 4138 Foxchase Way Access Point and Survey Proposals – Kevin W
 - b. Disposal of Excess Furniture etc. Stored in Barn – Bill
 - c. Community Survey with HOA – Bill
 - d. Board Member feedback process through Kevin Walker
- 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. Adjournment** – The next Scheduled Regular meeting is February 20, 2024, at 6:00 p.m./
Annual Resident Meeting





**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
CATHEDRAL PINES METROPOLITAN DISTRICT
HELD NOVEMBER 21, 2023
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, November 21, 2023 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
Kevin Combs
Chris Meacham

Also in attendance were:

Rebecca Harris, WSDM District Managers
Kevin Walker, WSDM District Managers
Rylee DeLong, WSDM District Managers
Laura Gardner, Gardner Law Firm

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. Approval of Agenda: Director Espenlaub moved to approve the Agenda; seconded by Director Stauch. Motion passed unanimously.
4. Approval of Board Meeting Minutes - October 17, 2023 and October 26, 2023: Director Espenlaub clarified discussion in the October 17, 2023 Minutes regarding the Board planning to refinish the wood entrance and budgeting for it in 2024. After review, Director Espenlaub moved to approve the October 17, 2023 Minutes as amended and the October 26, 2023 Minutes; seconded by Director Stauch. Motion passed unanimously.
5. Financial Matters
 - a. Review and consider approval of Unaudited Financials through October 31, 2023: Ms. Harris presented the Unaudited Financials through October 31, 2023. After review, Director Stauch moved to approve the Unaudited Financials through October 31, 2023; seconded by Director Combs. Motion passed unanimously.
 - b. Review and consider approval of payables through the period ending November 21, 2023: The Board reviewed the payables through the period ending November 21, 2023. After

- review, Director Meacham moved to approve the payables through the period ending November 21, 2023; seconded by Director Combs. Motion passed unanimously.
- c. Review and consider approval for 2024 Landscape Maintenance Proposals: Director Stauch provided a detailed review of the three proposals for 2024 Landscape Maintenance and recommended the proposal from LandTech Landscape Maintenance. The Board discussed negotiating a lower rate with LandTech Landscape Maintenance. Director Meacham moved to authorize Director Stauch to move forward with LandTech Landscape Maintenance subject to negotiation; seconded by Director Combs. Motion passed unanimously.
 - i. Brightview Landscaping, LandTech Landscape Maintenance, A Cut Above Lawn Service
 - d. Review and consider approval for 2024 Solitude Lake Management proposal: Ms. Harris presented the 2024 Solitude Lake Management proposal for pond maintenance. The Board discussed that the water feature pools need to be included in the proposal and requested a separate estimate for maintenance options of the Vessey ponds. Ms. Gardner noted she would need to review the contract prior to Board approval. The Board agreed to budget for and not to exceed \$4,500 for pond maintenance. Director Espenlaub moved to approve the 2024 Solitude Lake Management proposal subject to the cost not to exceed \$4,500, clarification on areas of coverage, and review by legal counsel; seconded by President Heeter. Motion passed unanimously.
 - e. Conduct a Public Hearing on the 2023 Budget Amendment and 2024 Budget: Director Espenlaub opened the public hearing on the 2023 Budget Amendment and 2024 Budget; seconded by Director Stauch. Motion passed unanimously. After no public comment, the public hearing was closed.
 - i. Review and consider approval for Resolution to Adopt 2023 Budget Amendment and 2024 Budget: Ms. Harris explained the new legislation that reduces assessed valuations by \$50,000 and lowers the residential assessment rate to 6.7% which does impact the District's tax revenue for the debt service fund. The Board discussed the mill levy for 2024 and how the new legislation could impact the District's tax revenue. Director Combs moved to approve the mill levy being modified and adjusted by WSDM based on the final assessed valuations; seconded by Director Stauch. Motion passed unanimously.

The Board reviewed the proposed 2024 Budget. The Board discussed the Lodge Management line item and agreed to increase to \$42,000. After review, Director Espenlaub moved to approve the 2024 Budget as amended with the increase of Lodge Management to \$42,000; seconded by Director Stauch. Motion passed unanimously.

Ms. Harris presented the Resolution to Adopt the 2023 Budget Amendment. The 2023 Budget Amendment is due to total expenses being over what was budgeted for and does not account for grant revenue received. After review, Director Stauch moved to approve the 2023 Budget Amendment; seconded by Director Meacham. Motion passed unanimously.

6. Landscaping Issues

- a. Wells and Water Use Discussion: Director Espenlaub discussed the wells and water use and confirmed the District was well within the allotments based on the reports. Ms. Harris will follow up with the water engineers.
- b. Irrigation Project Update: There was no update.
- c. Status of Irrigation Grant: Ms. Harris reported that the second grant was awarded for

\$10,000 and funds will be received by end of the year.

7. Lodge Management Update

- a. Review October Lodge Report: There was no update.
- b. Discuss Exterior Varnish: There was no update.
- c. Discuss Community Vendor List for Lodge: There was no update.

8. Legal Matters

- a. Discuss Barn status: Ms. Gardner explained the area would need to be rezoned if the Board decided to use the barn for a commercial purpose. The Board tabled this item.
- b. Status of Monument Turnover from HOA to Metro: President Heeter will follow up with Mr. Ehlers with the HOA.
- c. Discuss and determine the 2024 Board Meeting Schedule: The Board scheduled the 2024 Board meetings for the third Tuesday of every month at 9:00 a.m. except the February and November meetings will be held at 6:00 p.m.
- d. Review and consider approval of Annual Administrative Resolution: After review, Director Stauch moved to approve the 2024 Annual Administrative Resolution; seconded by Director Meacham. Motion passed unanimously.
- e. Discuss website compliance and WCAG 2.1 AA Requirements for ADA Compliance: Ms. Harris informed the Board of new WCAG 2.1 AA requirements for ADA compliance on district websites that go into effect July 2024.
- f. Review and consider approval of the WSDM Engagement Letter: Ms. Harris presented the WSDM Engagement Letter. After review, Director Stauch moved to approve the WSDM Engagement Letter; seconded by Director Combs. Motion passed unanimously.
- g. Review and consider approval of BiggsKofford 2023 Audit Engagement Letter: Ms. Harris presented the BiggsKofford 2023 Audit Engagement Letter. After review, Director Combs moved to approve the 2023 BiggsKofford Audit Engagement Letter; seconded by President Heeter. Motion passed unanimously.

9. Other Business

- a. Discuss 4138 Foxchase Way Access Point and Survey Proposals: Mr. Walker noted he has received one proposal and is still waiting on additional proposals.
- b. Disposal of Excess Furniture, etc. Stored in Barn: The Board discussed and agreed to the disposal of the broken excess furniture and old items.

10. Public Comment: A member of the public suggested that the Board reach out to various companies in the community and in Colorado Springs to advertise the Lodge for team-building and executive off-site conference space.

The Board discussed and directed WSDM to increase the excess liability insurance coverage from \$3 Million to \$5 Million for the Lodge. It is not anticipated that this change will cost substantially more than the current premium.

11. Adjournment: The Board canceled the December Board meeting. The next regular meeting is scheduled for January 16, 2024 at 9:00 a.m. Director Combs moved to adjourn the meeting; seconded by President Heeter. Motion passed unanimously at 8:00 p.m.

Respectfully Submitted,

By: Rebecca Harris, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 21, 2023 MINUTES OF
THE CATHEDRAL PINES METROPOLITAN DISTRICT.



Cathedral Pines Metropolitan District

Balance Sheet

As of December 31, 2023

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
ECB Debt Service Fund	135,808.08
ECB - General Fund New Reserve	50,000.00
ECB - General Fund New - Other	94,782.75
Total ECB - General Fund New	144,782.75
MM - CSAFE Bond Fund UMB	0.53
1071 - Bill.com Money In Clearing	-1,516.74
Total Checking/Savings	279,074.62
Accounts Receivable	
Accounts Receivable	5,925.01
Total Accounts Receivable	5,925.01
Other Current Assets	
Prop Tax Rec - Debt Svc	309.08
Prop Tax Rec - Gnl Fund	309.09
Total Other Current Assets	618.17
Total Current Assets	285,617.80
Fixed Assets	
Community Center	
Accum Depreciation	-666,235.00
Original Cost	1,328,384.00
Total Community Center	662,149.00
Equipment	
Accum Depreciation	-2,401.00
Equipment - Other	13,922.00
Total Equipment	11,521.00
Parks, Trails & Monument	
Accum Depreciation	-687,633.00
Parks, Trails & Monument - Other	1,006,154.88
Total Parks, Trails & Monument	318,521.88
Streets, Signs & Lights	60.92
Total Fixed Assets	992,252.80
TOTAL ASSETS	1,277,870.60
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	29,937.20
Total Accounts Payable	29,937.20
Other Current Liabilities	
Accrued Interest - DSvc	17,779.00
Deferred Revenue - Lodge Events	28,300.75
Deferred Prop Tax - DSvc	309.08
Deferred Prop Tax - Gnl	309.09
Damage Deposits- Lodge Events	750.00
Total Other Current Liabilities	47,447.92
Total Current Liabilities	77,385.12

1:04 PM

01/10/24

Accrual Basis

Cathedral Pines Metropolitan District

Balance Sheet

As of December 31, 2023

	Dec 31, 23
Long Term Liabilities	
Bonds Payable 2016	
Bond Premium 2016	
A/A Bond Premium 2016	-122,598.36
Bond Premium 2016 - Other	414,881.70
Total Bond Premium 2016	292,283.34
Bonds Payable 2016 - Other	4,260,000.00
Total Bonds Payable 2016	4,552,283.34
Total Long Term Liabilities	4,552,283.34
Total Liabilities	4,629,668.46
Equity	
Debt Svc / Cap Proj Funds	155,805.00
General Fund-Restricted	8,054.00
General Fund-Unrestricted	33,873.00
Gov't Wide Fund Balance	-3,628,512.79
32000 - Retained Earnings	128,371.57
Net Income	-49,388.64
Total Equity	-3,351,797.86
TOTAL LIABILITIES & EQUITY	1,277,870.60

Cathedral Pines Metropolitan District
Profit & Loss Budget vs. Actual
January through December 2023

	TOTAL				
	Dec 23	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
1-100 · GF INCOME					
1-105 · GF Prop Tax Revenue	0.00	287,908.91	288,218.00	-309.09	99.89%
1-110 · Specific Ownership Taxes	5,256.13	55,706.93	40,351.00	15,355.93	138.06%
1-115 · Delinquent Tax and Interest	0.00	335.77			
1-117 · Prior Year Tax & Int Abatement	0.00	-327.79			
1-120 · Rental Income - Lodge Events	8,898.75	61,131.20	115,000.00	-53,868.80	53.16%
1-127 · Rental Income - Shed	850.00	10,200.00	10,200.00	0.00	100.0%
1-140 · FEMA Funds	0.00	5,283.27	20,000.00	-14,716.73	26.42%
Total 1-100 · GF INCOME	15,004.88	420,238.29	473,769.00	-53,530.71	88.7%
1-180 · CVRF Grant	10,000.00	50,000.00			
2-100 · DS INCOME					
2-105 · DS Prop Tax Revenue	0.00	287,908.91	288,218.00	-309.09	99.89%
2-115 · Delinquent Tax & Interest	0.00	335.75			
2-130 · DS Interest Income	616.86	11,863.45	1,500.00	10,363.45	790.9%
2-132 · Prior Year Tax & Int Abatement	0.00	-327.78			
Total 2-100 · DS INCOME	616.86	299,780.33	289,718.00	10,062.33	103.47%
Total Income	25,621.74	770,018.62	763,487.00	6,531.62	100.86%
Gross Profit	25,621.74	770,018.62	763,487.00	6,531.62	100.86%
Expense					
1-1000 · SERVICES					
1-1005 · Audit	0.00	9,325.00	9,500.00	-175.00	98.16%
1-1010 · Management Expense	2,515.25	73,022.67	50,715.00	22,307.67	143.99%
1-1015 · Maintenance Management	0.00	1,324.40	30,000.00	-28,675.60	4.42%
1-1012 · Meeting Expense	0.00	717.36	3,000.00	-2,282.64	23.91%
1-1020 · Legal Fees	812.50	11,375.00	15,000.00	-3,625.00	75.83%
Total 1-1000 · SERVICES	3,327.75	95,764.43	108,215.00	-12,450.57	88.5%
1-2000 · LODGE					
1-2001 · Lodge Management	3,511.46	38,623.96	34,500.00	4,123.96	111.95%
1-2005 · Advertising/ Website	1,750.00	17,395.68	5,000.00	12,395.68	347.91%
1-2020 · Event Supplies	0.00	426.68	4,000.00	-3,573.32	10.67%
1-2025 · Cleaning	0.00	5,598.20	4,000.00	1,598.20	139.96%
1-2030 · Repairs and Maintenance	0.00	16,529.57	10,000.00	6,529.57	165.3%
1-2035 · Utilities	630.50	7,140.35	12,000.00	-4,859.65	59.5%
1-2040 · Security	221.54	2,596.56	2,500.00	96.56	103.86%
1-2043 · Capital Improvements - O&M	0.00	6,783.80	5,000.00	1,783.80	135.68%
1-2044 · Landscape Maintenance	0.00	5,036.18	12,000.00	-6,963.82	41.97%
1-2045 · Snow Removal	4,305.00	12,685.00	10,000.00	2,685.00	126.85%
1-2050 · Trash	275.56	2,602.58	2,500.00	102.58	104.1%
1-2055 · Telephone	204.99	2,459.88	2,500.00	-40.12	98.4%
1-4030 · Lodge Contingency	0.00	0.00	10,000.00	-10,000.00	0.0%
Total 1-2000 · LODGE	10,899.05	117,878.44	114,000.00	3,878.44	103.4%

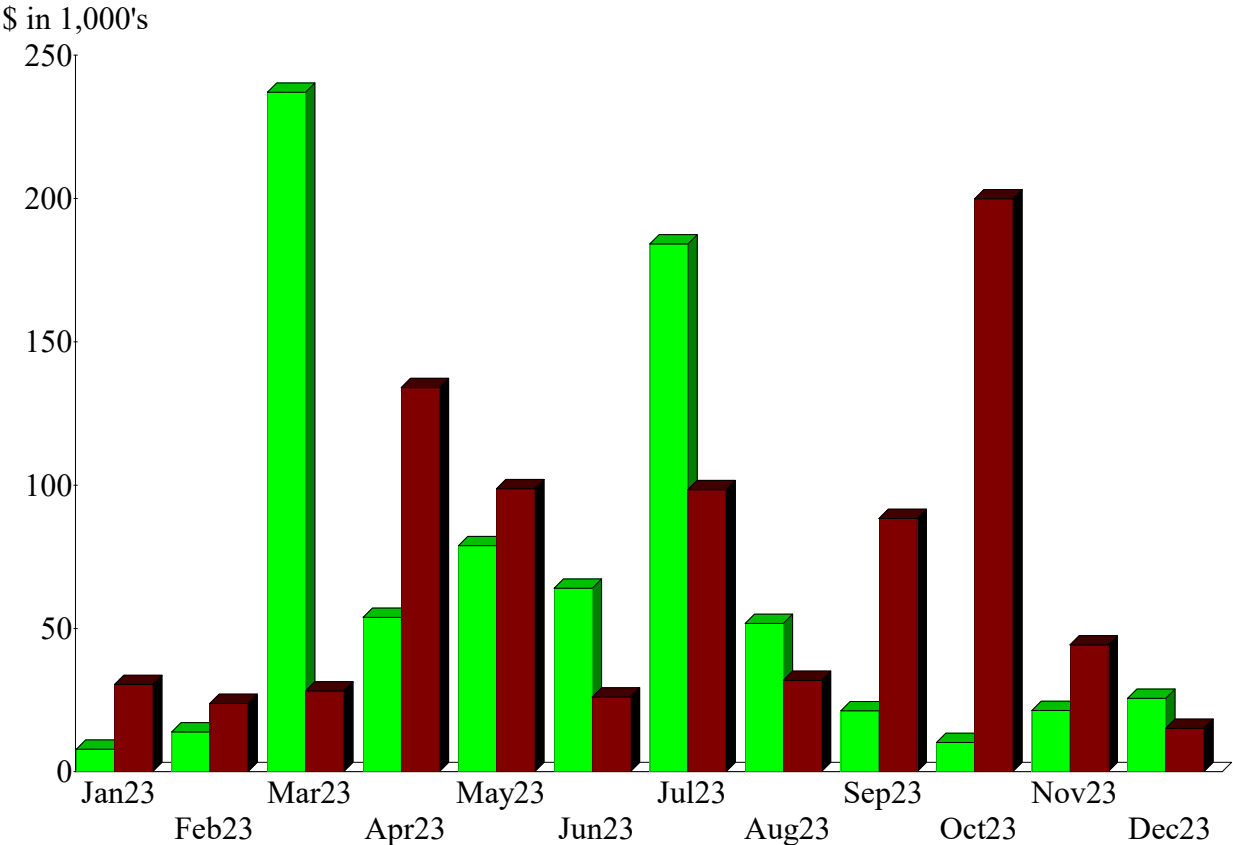
Cathedral Pines Metropolitan District

Profit & Loss Budget vs. Actual

January through December 2023

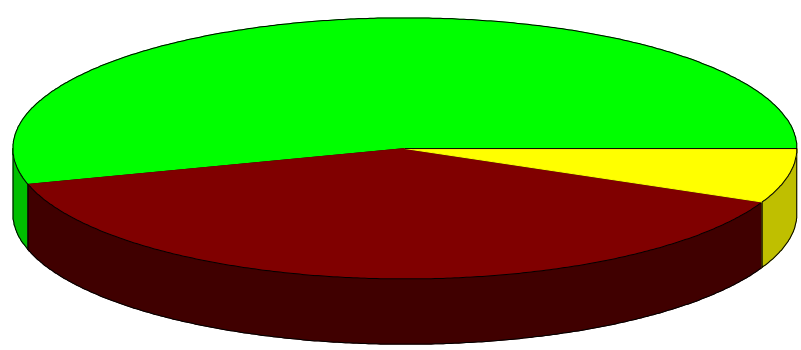
	TOTAL				
	Dec 23	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
1-3000 · GF EXPENSES					
1-3002 · License & Fees	0.00	740.30			
1-3005 · Landscape Maintenance	0.00	52,365.04	50,000.00	2,365.04	104.73%
1-3008 · Landscape Upgrade	0.00	262,262.14	200,000.00	62,262.14	131.13%
1-3010 · Repair & Maintenance - O&M	616.96	7,727.35	30,000.00	-22,272.65	25.76%
1-3015 · Snow Removal - O&M	0.00	8,855.00	10,000.00	-1,145.00	88.55%
1-3020 · Utilities - O&M	433.28	20,398.31	15,000.00	5,398.31	135.99%
1-3025 · Infrastructure Replacement	0.00	0.00	10,000.00	-10,000.00	0.0%
1-3030 · Election	0.00	16,554.85	25,000.00	-8,445.15	66.22%
1-3035 · GF - Contingency	0.00	0.00	10,000.00	-10,000.00	0.0%
Total 1-3000 · GF EXPENSES	1,050.24	368,902.99	350,000.00	18,902.99	105.4%
1-4000 · OTHER					
1-4010 · Insurance/ Fees	0.00	13,851.00	12,500.00	1,351.00	110.81%
1-4015 · Office Expenses	0.00	721.05	1,500.00	-778.95	48.07%
1-4020 · Collection Fee GF(Treasurer)	0.00	4,323.70	4,323.27	0.43	100.01%
Total 1-4000 · OTHER	0.00	18,895.75	18,323.27	572.48	103.12%
2-1000 · DS EXPENSES					
2-1005 · Trustee Fees	0.00	400.00	800.00	-400.00	50.0%
2-1010 · Collection Fee DS (Treasurer)	0.00	4,323.68	4,323.00	0.68	100.02%
2-1015 · Bond Principal Pmts	0.00	0.00	75,000.00	-75,000.00	0.0%
2-1030 · Interest Expense DS	0.00	213,350.00	213,350.00	0.00	100.0%
2-1035 · DS - Contingency	0.00	0.00	5,000.00	-5,000.00	0.0%
Total 2-1000 · DS EXPENSES	0.00	218,073.68	298,473.00	-80,399.32	73.06%
Total Expense	15,277.04	819,515.29	889,011.27	-69,495.98	92.18%
Net Ordinary Income	10,344.70	-49,496.67	-125,524.27	76,027.60	39.43%
Other Income/Expense					
Other Expense					
Other Miscellaneous Expense	-104.30	-108.03			
Total Other Expense	-104.30	-108.03			
Net Other Income	104.30	108.03			
Net Income	10,449.00	-49,388.64	-125,524.27	76,135.63	39.35%

Income and Expense by Month January through December 2023



Income Summary January through December 2023

1-100 · GF INCOME	54.58%
2-100 · DS INCOME	38.93
1-180 · CVRF Grant	6.49
Total	\$770,018.62

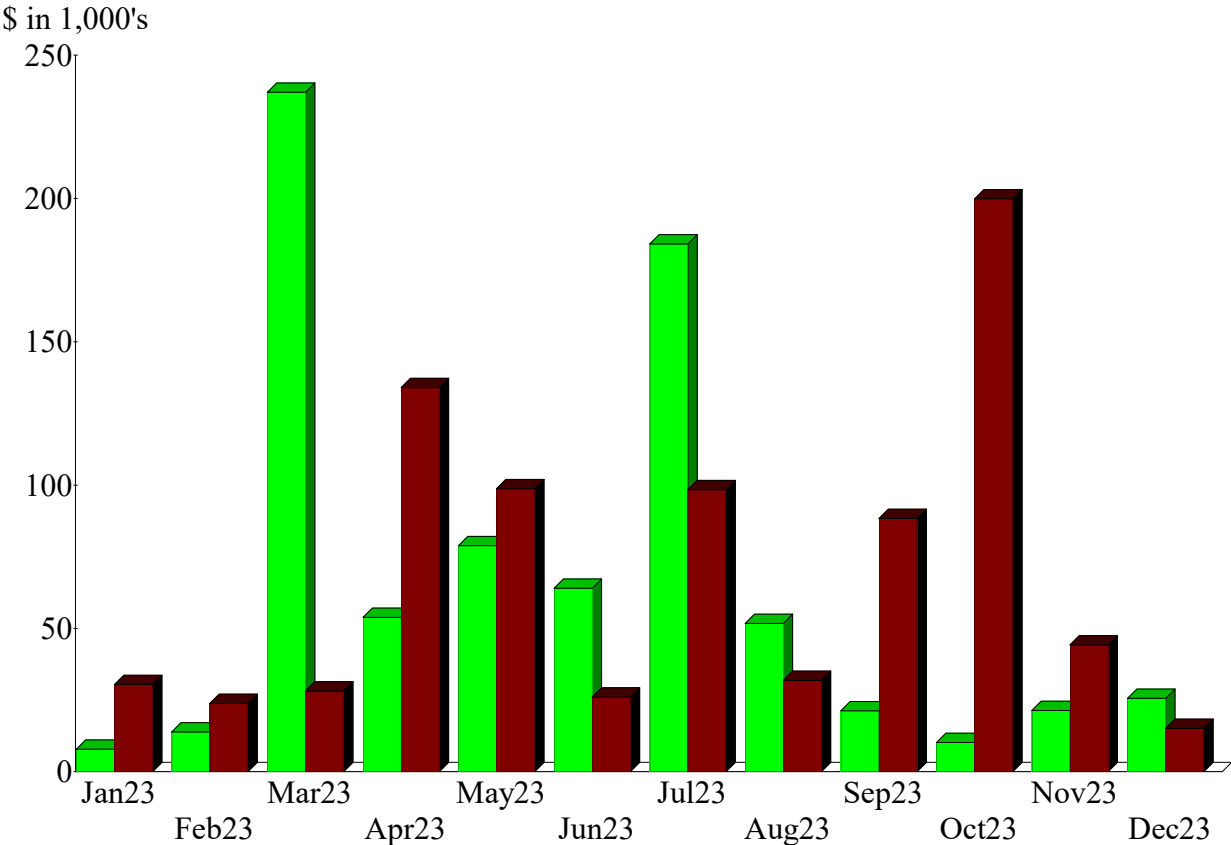


By Account

Income and Expense by Month January through December 2023

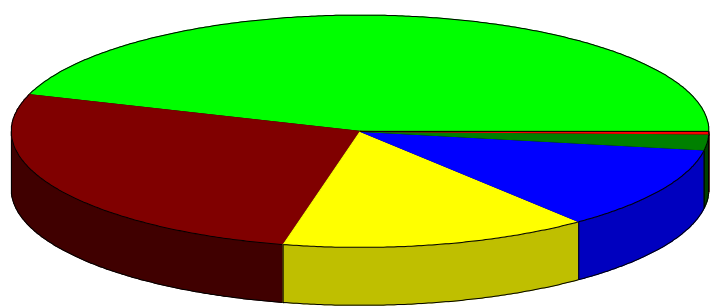
Income

Expense



Expense Summary January through December 2023

1-3000 · GF EXPENSES	45.01%
2-1000 · DS EXPENSES	26.61
1-2000 · LODGE	14.38
1-1000 · SERVICES	11.69
1-4000 · OTHER	2.31
Other Miscellaneous Expense	\$-108.03
Sub-Total	\$819,407.26



By Account



Cathedral Pines Metropolitan District

PAYMENT REQUEST

1/10/2024

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
A Cut Above Lawn Service	30105	12/14/2023	\$ 865.00	
A Cut Above Lawn Service	30136	12/26/2023	\$ 445.00	
A Cut Above Tree Service	30180	12/30/2023	\$ 820.00	
A Cut Above Tree Service	30191	12/30/2023	\$ 850.00	
Barnhart Pump Co	22384	1/10/2024	\$ 3,426.94	
Black Hills Energy	10324	1/3/2024	\$ 295.78	Auto Pay
EE Cleaning	10950	1/2/2024	\$ 380.00	
J&E Electric	998621	12/11/2023	\$ 185.00	
Mountain View Electric	360501	12/20/2023	\$ 35.18	Utilities - O&M
Mountain View Electric	360601	12/20/2024	\$ 44.00	Utilities - O&M
Mountain View Electric	404701	12/20/2023	\$ 35.63	Utilities - O&M
Mountain View Electric	103043401	12/20/2023	\$ 422.82	Utilities - Lodge
Mountain View Electric	103045401	12/20/2024	\$ 36.34	Utilities - O&M
Mountain View Electric	103047401	12/20/2023	\$ 32.44	Utilities - O&M
Mountain View Electric	103051401	12/20/2023	\$ 36.22	Utilities - O&M
Mountain View Electric	103051901	12/20/2023	\$ 32.67	Utilities - O&M
Mountain View Electric	103161601	12/20/2023	\$ 33.86	Utilities - O&M
Mountain View Electric	103162001	12/20/2023	\$ 38.94	Utilities - O&M
Mountain View Electric	103470400	12/20/2023	\$ 34.00	Utilities - O&M
Mountain View Electric	103470800	12/20/2023	\$ 34.00	Utilities - O&M
Mountain View Electric	103484500	12/20/2023	\$ 40.00	Utilities - O&M
Shalece Buchholtz	121023	12/10/2023	\$ 61.46	Reimbursement
Stratus IQ	10124	1/1/2024	\$ 204.99	
TWM	107664	1/2/2024	\$ 1,750.00	
Waste Connection	4902939V315	1/1/2024	\$ 275.56	Auto Payment
William Heeter	11024	1/10/2024	\$ 356.30	Lodge Supplies Reimburs.
WSDM District Managers	7803	12/31/2023	\$ 2,515.25	
TOTAL			\$ 13,287.38	

TOTAL \$ 13,287.38

Director _____

Eastern Colorado Bank 1/10/24	\$	137,199.20
1/10/24 Draw	\$	(13,287.38)
Eastern Colorado Bank After Draw	\$	123,911.82





Monthly Online Report

December 2023



Executive Summary

Dear The Lodge at Cathedral Pines,

It is our great privilege to support you in your online efforts. Some of the key highlights last month were:

- Achieved top Google local pack rankings for several wedding related keywords
- Drove over 1200 website sessions
- Reached over 14,000 via Meta platforms

We look forward to continue executing on our online marketing plan, as we continue to remain focused on developing strategic value for you through technology.

In an effort to represent you with excellence, we will be providing these reports on a monthly basis. With that said, please find the activities and progress report, and this month's preview.

Respectfully,
Travis Mark

Google Analytics v4: Overview

Account: The Lodge at Cathedral Pines | Traffic channel: All | Filter: All Users | Period: 01 Dec - 31 Dec, 2023

Sessions

1.2K

The number of sessions within the date range

New Sessions

80.16%

An estimate of the percentage of first time visits

Pages / Sessions

1.87

The average number of pages viewed during a session

Engagement Rate

49.61%

The percentage of engaged sessions

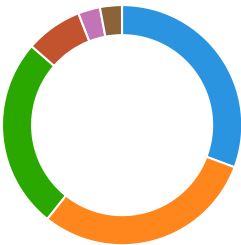
Avg. Session Duration

00:02:26

The average length of a Session

Google Analytics v4: Top Traffic Channels by Sessions

Account: The Lodge at Cathedral Pines | Filter: All Users | Period: 01 Dec - 31 Dec, 2023

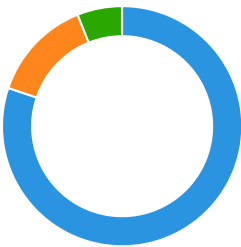


Organic Search	361 (31.12%)
Direct	353 (30.43%)
Organic Social	302 (26.03%)
Paid Search	90 (7.76%)
Referral	28 (2.41%)
Unassigned	26 (2.24%)

Total 1,160 (100%)

Google Analytics v4: New Vs Returning Visitors

Account: The Lodge at Cathedral Pines | Traffic channel: All | Period: 01 Dec - 31 Dec, 2023



New visitors	929 (80.16%)
Returning visitors	160 (13.81%)
Unassigned	70 (6.04%)

Total 1,159 sessions (100%)

Google Analytics v4: Top Pageviews

Account: The Lodge at Cathedral Pines | Traffic channel: All | Period: 01 Dec - 31 Dec, 2023

No.	Page	Pageviews ▼	Avg. Time on Page	Sessions	Engaged sessions
1	/	1,040 (47.99%)	00:19	937 (80.85%)	510 (88.70%)
2	/wedding-venue-colorado-springs/	582 (26.86%)	01:00	426 (36.76%)	330 (57.39%)
3	/event-venue/	207 (9.55%)	00:33	179 (15.44%)	162 (28.17%)
4	/contact-us/	88 (4.06%)	00:33	77 (6.64%)	61 (10.61%)
5	/wedding-venue-colorado-springs/wedding-images/	87 (4.01%)	00:58	85 (7.33%)	73 (12.70%)
6	/special-occasions/	44 (2.03%)	00:30	38 (3.28%)	34 (5.91%)



No.	Page	Pageviews ▼	Avg. Time on Page	Sessions	Engaged sessions
7	/family-events/	29 (1.34%)	00:41	25 (2.16%)	22 (3.83%)
8	/offsite-corporate-meeting-event-venue/	26 (1.20%)	00:10	24 (2.07%)	4 (0.70%)
9	/colorado-meeting-venue/	15 (0.69%)	00:29	17 (1.47%)	11 (1.91%)
10	/budget-wedding-venues-colorado-springs/	14 (0.65%)	00:19	14 (1.21%)	14 (2.43%)

Google Analytics: Referrals

Account: The Lodge at Cathedral Pines | View: All Web Site Data | Segment: All Users | Period: 01 Dec - 31 Dec, 2023

No.	Source	Users ▼	New Users	Sessions	Bounce Rate	Pages / Session	Avg. Session Duration
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Google Business Profile: Impressions (Overview)

Location: The Lodge at Cathedral Pines (13977 Milam Rd, Colorado Springs, 80908) | Period: 01 Dec - 31 Dec, 2023

Impressions Desktop Maps

101

Business impressions on Google Maps on Desktop devices.

Impressions Desktop Search

251

Business impressions on Google Search on Desktop devices.

Impressions Mobile Maps

296

Business impressions on Google Maps on Mobile devices.

Impressions Mobile Search

893

Business impressions on Google Search on Mobile devices.

This month's preview

Some of the key focus areas and activities we will be working on this month are:

- Conduct Quarterly SEO audit
- Develop new website content
- Explore and A/B test Nextdoor and local Pinterest PPC opportunities
- Monitor and update PPC campaigns
- Continue developing and delivering content to social channels

Lodge Traffic December 2023

Venue Tours

#	Tour Name	Tour Date	Schedule Method	Event Type	Desired Date	Anticipated Guest Count	Booked?	Date Booked	Notes
1	Martina Bramberger	December 2, 2023	Website	Wedding	April 2024	100	Yes	April 6, 2024	Venue Only
2	Kyle & Emilia	December 2, 2023	Website	Wedding	March 30, 2024	80			
3	Lindsey Ross	December 6, 2023	Website	Wedding	April 26, 2024	125	Yes	April 26, 2024	Venue Only
4	Destiny	December 7, 2023	Phone Call	Wedding	August 16, 2024	130			
5	Grisel Marroquin	December 16, 2023	Website	First Birthday Party	April 2024	40	-	-	No Show
6	Patricia Montes	December 17, 2023	Website	Wedding	No specific date, but as soon as possible	75			
7	Tara Purcell	December 23, 2023	Website/ Phone Call	Wedding	August 1, 2026	75			
8	Maddie Weidner	December 27, 2023	Website	Wedding	September 7, 2024	120	Tentative Yes		Third tour with fiancé and family
9	Whitney Abbott	December 30, 2023	Email/ Website	Wedding	April 2024	90			Canceled tour, went with other venue

Resident Tours

Tour Name	Tour Date	Event Date	Resident Sponsor

Resident Events

Event Name	Event Date	Event Type	Resident Sponsor
Resident Johnson Event	December 9, 2023	Holiday Party	Kim Johnson
SMILE Ortho Holiday Party	December 15, 2023	Holiday Party	Teresa Erickson

Outside Events

Event Name	Event Date	Event Type	Rental Type
Lewis/Avila Wedding	December 1, 2023	Wedding	AIP
National Mill Dog Rescue Holiday Party	December 10, 2023	Holiday Party	Venue Only
Mamyrova/Wallace Wedding Ceremony	December 31, 2023	Wedding Ceremony	Venue Only

Community Events

Event Type	Event Date	Resident Sponsor
Cookies and Santa	December 3, 2023	Holly Quinn
HOA/ACC Meeting	December 5, 2023	HOA
HOA Bunco Night	December 13, 2023	HOA/Gwail Ehlers

Bookings

Event Type	Renter Name	Event Date	Rental Type	Resident Sponsor	Date Booked	Tour Date
Wedding	Martina Bramberger & Elan Weingarten	April 6, 2024	Venue Only	-	December 9, 2023	December 2, 2023
Wedding	Katie Ziegler & Daniel Lewis	September 1, 2024	Venue Only	-	December 7, 2023	October 21, 2023
Wedding Ceremony	Aizada Mamyrova & Timothy Wallace	December 31, 2023	Venue Only	-	December 12, 2023	November 29, 2023

Wedding	Lindsey Ross & Jesse Gray	April 25, 2024	Venue Only	-	December 15, 2023	December 6, 2023
Wedding	Shaya Force & Noah Love	August 17, 2024	Venue Only	-	December 29, 2023	October 8, 2023

Lodge Traffic December 2023

