



### Table of Contents

Cathedral Pines Metro District Annual Meeting..... 1

Have a Question or Comment for the Metro Board? ..... 1-2

Meet Your Newest Board Member, Chris Meacham!..... 2

Mailbox Kiosk Security..... 3

Are You Feeling the Pressure..... 3

El Paso County Introduces a New Video Game—Live Snowplow Tracking Map..... 4

And You Thought Summer Was Road Construction Season..... 5

King Soopers on Its Way! Or is it..... 5

Voters Reject Proposition HH; Legislature Adopts Interim Measures to Reduce Property Taxes and Retain TABOR Refunds..... 6

Metropolitan District 2024 Meeting Schedule.....7

Contact Information..... 8

Community Map..... 9

Trail Map..... 10

## Be Sure to Mark Your Calendar to Attend the Cathedral Pines Metro District Annual Meeting in February!

The Cathedral Pines Metro District Annual Meeting will be held on **Tuesday, February 20th at 6 p.m.** in the Cathedral Pines Lodge. Prior to the meeting, we will be hosting a casual buffet dinner with pizzas from Black Forest Pies and Grinders, beginning at 5 p.m. It is an opportunity to mingle with your friends, meet your Board members, and discuss any issues or concerns with them on a one-on-one basis before the start of the formal meeting.

As in previous years, we will be presenting our financial performance in 2023, objectives for 2024 and the new year’s operating budget; the impact of changes to the mill levy as mandated by the State, which impacts our property taxes; and status updates on Lodge rental activity, irrigation replacement project, a discussion of our recent mailbox security issues and the efforts the Board is making to prevent further theft, and other subjects. At the end of the meeting, there will also be a Q&A session to address any other issues or concerns our residents may have.

## Have a Question or Comment for the Metro Board?

The Board is always seeking feedback on its activities, priorities, or concerns that our residents have. If you have questions you would like addressed at the Annual Meeting, please feel free to send them in advance to the CP Board([board@cathedralpinesmd.com](mailto:board@cathedralpinesmd.com)) or WSDM—District Managers ([rebecca.h@wsdistricts.co](mailto:rebecca.h@wsdistricts.co)). This gives the Board a chance to research any questions you may have in advance and pass along a more thorough response. Of course, you are always welcome to raise any questions at the end of the meeting.

The 2024 Mill Levy and the progress on our irrigation system replacement are already part of the agenda (continued on next page), but if you have other questions or comments to pass along, please do so. All Board members will be available for those conversations both before and after the meeting. We are here to represent YOU, our residents, so the more feedback we get, the better we can do so.

**Be sure to check the Metro District website (<https://cathedralpinesmd.colorado.gov/>) or the mailbox bulletin board for the final agenda and dinner menu. We hope to see you there!**

(con't from previous page)

## **Preliminary Agenda for 2024 Metro Annual Meeting\***

- I. Opening
- II. Board Member Introductions
- III. Who Does What?
- IV. 2023 Financial Performance vs. Budget
- V. 2024 Budget Overview
- VI. 2023 Board Accomplishments vs. Objectives by Area of Responsibility
  - A. Finances
  - B. Trails, Irrigation System Replacement and Landscaping
  - C. Lodge Operations and Financial Performance
- VII. 2024 Objectives
- VIII. Misc. Projects – Community feedback
- IX. Community Electronic Survey Overview
- X. Open Forum/Q&A
- XI. Adjournment

\*Subject to Change

## **Meet Your Newest Board Member, Chris Meacham!**



Chris and Lesley Meacham moved to Colorado Springs from San Diego during the summer of 2022 to be closer to family. They fell in love with Cathedral Pines the first time their daughter drove them through the community over a dozen years ago. So, when it came time to permanently relocate to Colorado Springs, the decision of which community to live in had been made years earlier. Chris and Lesley have four children and ten grandchildren. Chris is an avid golfer, loves the outdoors, and spends a good deal of time traveling and serving in his church.

Although mostly retired, Chris remains active in the investment and wealth management world as a Partner and Managing Director at Vivaldi Capital Management, a wealth management firm headquartered in Chicago that purchased his company in 2020. Chris graduated from Brigham Young University in 1976 with a business management/finance degree. He then attended Golden Gate University in the San Francisco Bay area focusing on accounting and tax law. After graduating, he obtained his CPA designation while working at Price Waterhouse & Co.

Chris is an active community leader and gives back through his many volunteer endeavors. He has served as president of the Juvenile Diabetes Foundation, President of the San Diego chapter of the Cystic Fibrosis Foundation, and as a member of the foundation board of the Boys & Girls Club of Greater San Diego. He is excited to join the Cathedral Pines Metro District Board of Directors as its Member at Large.

## Mail Kiosk Security

The Metro District Board of Directors, like all the homeowners in the community, are very concerned with the mail thefts occurring at our kiosk. We had another break-in this weekend, caused by a vandal prying open one of the access doors to steal mail.

Several Board members have been in close contact with the USPS branch at Briargate, the Postal Inspector's office in Denver, and the El Paso County Sheriff's department regarding these thefts and how to prevent them. Prior to this weekend's activity, the Post Office informed us that a bad actor had obtained a master key to numerous mail kiosks throughout Colorado Springs and those of several other nearby communities. The USPS has agreed to re-key the master locks on the boxes (at their expense), but the bureaucratic processes, high cost and number of communities and mailboxes requiring the change has pushed back the transition here in Cathedral Pines to April or May at the earliest.

The Board has been looking at several different options for cameras and other security devices and expects to make a recommendation to the community soon. One is a DIY approach to place Ring-type cameras on the kiosk; the other involves using a security firm to provide them. Either solution will require the placement of electronics and an ethernet network inside the kiosk. Since these electronics don't really like cold temperatures, the fact that there is no heat in the kiosk would likely need to be addressed.

The biggest problem with a camera solution is that it's only use would be in providing after-the-fact forensics to the Sheriff's office – perhaps an image of the perpetrator(s) and maybe a vehicle make or license plate. However, the Sheriff has told us that these types of perpetrators often hide their face deep in a hoodie, turn away from the camera, and often park away from the mail kiosk. In addition, in some cases the cameras have had their lenses spray painted or the cameras themselves broken.

That said, another more recent option we are actively exploring is enclosing the mail kiosk area with a gated metal fence and issuing access codes or key fobs/cards to our residents to enter the area and retrieve their mail and packages. There are several communities around the country that have used that approach, with attractive fencing options that are both visually appealing and effective. However, the expense is significant and, if approved, likely couldn't be installed until the ground thaws this Spring. We would need to gain USPS approval of this approach, determine how it would be paid for, and make sure it meets the HOA/ACC codes.

We hope to present a recommendation to the community at our Annual Meeting in February for your feedback.

Please watch the mail kiosk bulletin boards and future newsletters for more information as this project progresses.

## Are You Feeling the Pressure?

Well, you are going to be feeling even more shortly! That is, now that the construction down Milam Road from Shoup to Saxton Hollow has been completed. Oh no—not *that* kind of pressure. Instead, Black Hills Energy monitors the natural gas pipeline pressure to all of the communities it services and has seen a slight but steady decline in the gas pressure in Cathedral Pines over the last few years. So, starting in November, they began trenching a line down the west side of Milam Road to install a trunk pipeline to improve the natural gas pressure in our community. That work was completed in mid-December, and the pressure has indeed improved. So, this is one case where feeling the pressure is to our advantage —so enjoy!

**El Paso County Introduces a New Video Game—Live Snowplow Tracking Map**

Well, it may not be a lot of fun, but it sure is informative. El Paso County drivers will have a new tool to help them navigate snowy roads this winter—a live map showing the progress of its snowplows. County Commissioners lauded the planned map in budget hearings recently and its potential to help motorists make good decisions about the best roads to take.

Eastern El Paso County can see blowing snow in the winter that builds up in drifts across the roads, so this new map is expected to improve traffic safety, county officials said. Residents should be able to use the map in the morning after a major snowstorm to see if their work routes have been plowed. The system is expected to add some new transparency to allow the citizens to see snow and ice control as it happens. It is also expected to help school districts decide how to manage snow delays.

The County’s 22 tandem-axle dump trucks and 27 motor graders have been outfitted with automated vehicle location devices that will communicate with a GPS system to allow for the live mapping. The dump trucks work in 12-hour shifts and can also spread materials such as salt to combat the ice. Note that the map will have an approx. 30-minute delay in relaying the exact location of equipment.

Plans are also being considered to add livestreaming outward-facing cameras on the trucks for citizens to see the conditions first-hand.

As soon as it is activated, it will be available on the El Paso County website at <https://publicworks.elpasoco.com/road-bridge/snow-plowing/>

**Where does Cathedral Pines fit into this plan?** Several years ago, the CP Metro District Board made the decision to employ an independent contractor to make the first plow run through the community to make sure those who enter or exit early in the morning or late at night can do so regardless of whether the County has been through or not. This incremental expense incurred by the Board, which averages around \$15,000 a year, is necessary to make sure at least one lane is always open for travel.

Effective January 1, 2024 the Board has engaged a new contractor, LandTech ([landtechcontractors.com](http://landtechcontractors.com)), to both plow our roads per the above criteria as well as handle our seasonal landscaping needs for the next year. One provision of the contract is that in the event of an overnight snow, that single pass will occur by 6 a.m. each morning.

Regarding the County plows, unfortunately, we don’t have much of a priority. The Department of Public Works ranks all the County roads according to the following schedule:

**Priority One Roads** are defined as all paved roads that are identified on the El Paso County Major Transportation Corridor map as major arterials. There are 183 unique named Priority One roads totaling 870 miles.

**Priority Two Roads** are defined as roads that collect traffic from subdivision roads and allow traffic circulation within residential areas while providing channels to the major arterial system. There are 824 uniquely named Priority Two roads totaling 775 miles.

**Priority Three Roads** are roads that are residential in nature. These roads will be plowed when time, available funds, and equipment permit. There are 1,461 uniquely named Priority Three roads totaling 325 miles.

As you can see, Cathedral Pines fits into the third category, meaning it may take a day or two after a snowfall for the County plows to go through the community. This is the primary reason the Board chose to also hire a private contractor to make the first pass through our roads as well as plow the Lodge entrance and mail kiosk area. The Board is aware that there are many professionals in our community who rely on the ability to enter and exit at unusual hours, and they need to be able to do so without being “snowed in.”

If you have any concerns or comments about our snowplowing efforts please feel free to reach out to our Board at [board@cathedralpinesmd.com](mailto:board@cathedralpinesmd.com) or contact Rebecca Harris at WSDM—District Managers ([Rebecca.h@wsdistricts.co](mailto:Rebecca.h@wsdistricts.co)).

*Portions of this article have been adopted adapted from an article first appearing in the Colorado Springs Tribune. 4*

## And You Thought Summer Was Road Construction Season...

Colorado Springs recently announced a year-long closure of a portion of Voyager Parkway as part of the Powers Boulevard Extension Project. Beginning on November 20, a portion of Voyager will close to allow the Copper Ridge Metro District to construct a new overpass in the area. According to County officials, the intent of the District is to open Voyager Parkway to traffic prior to the opening of the Sunset Amphitheater. The project will also work to construct the Voyager bridge over the Powers Boulevard extension as a way to minimize future traffic and construction impacts on the surrounding development areas.

Until construction is completed, both northbound and southbound traffic on Voyager Parkway will detour onto Spectrum Loop to the west and then wrap around to reconnect with Voyager near Chick-Fil-A. Motorists are encouraged to seek alternative routes when possible.

A pedestrian pathway will also be installed to ensure safety for the area's pedestrian traffic. Note that all neighboring businesses will remain open during the construction. The closure of Voyager Parkway is scheduled for completion in Fall 2024, although it is currently running ahead of schedule. The entire project should be completed in early 2025.

*Adopted from an article first appearing in the Colorado Springs Tribune*



## King Soopers on Its Way! Or is it?



King Soopers has broken ground on their new marketplace store, to be built on the southwest corner of Colorado 83 and North Gate Boulevard. It's debut is still almost a year away, based on the pace of construction at their new Falcon Marketplace store.

The grocery and general merchandise store will anchor a retail center being developed by the Barclay Group, a real estate company based in Arizona. The center will be built as part of Flying Horse, the upscale, 1,500-acre project developed by Colorado Springs-based Classic Cos.

Two quick-service restaurants, a bank, a pair of multitenant retail buildings, and a standalone office/retail building are envisioned at the shopping center, according to a marketing brochure Barclay has posted on its website. Brett Sheets, Barclay's senior vice president of leasing, said there's strong interest in the shopping center, though he declined to identify retailers or restaurants that might be looking at the site.

The shopping center is targeted to open in the fourth quarter of 2024, Sheets said. "Great demographics in a great area," Sheets said. "It's an area that needed a King Soopers. ... It makes it very valuable for all the multitenant QSRs (Quick-Serve Restaurants) and all the other guys to go right in front of a King Soopers."

But the other burning question is: what will the new store be called? In late 2023, Kroger, King Soopers parent company, proposed a merger with Albertson's/Safeway. In order to receive FTC approval (which has yet to be granted), Kroger would be required to sell 400+ store locations nationally and 52 King Soopers stores here in Colorado. And the likely acquirer? C&S Wholesale Grocers, the owner of the Piggly Wiggly brand name. To make matters even more complicated, C&S will have the exclusive rights to the Albertson's name in Colorado, and with that being a more familiar brand here, that is also a viable alternative. Either way, a large grocery store will be opening late this year—but its name is still in question!

## Voters Reject Proposition HH; Legislature Adopts Interim Measures to Reduce Property Taxes

A proposal to cut property tax rates while allowing the state to retain more excess tax revenue in the long term was decisively rejected by voters in last November's general election. Results showed Proposition HH, included in the 2023 ballot by the Legislature, garnered just 39% support out of more than 1.2 million ballots cast statewide.

The measure was aimed to provide long-term tax relief for Colorado seniors and families without impacting local communities by allowing the state to retain excess funds and allocate them as needed. It would have replaced TABOR (the Taxpayers' Bill of Rights), the 1992 State constitutional amendment requiring the state to refund excess property tax collections to qualifying taxpayers. Proposition HH emerged in the final days of the 2023 legislative session following substantial increases in assessed home values across Colorado. Average home values in Colorado's most populous counties increased by 30% to 40% over the last two years.

Proposition HH would have reduced the state's assessment rate for residential property to 6.7% from 6.765%, a 1% reduction for the next 10 years. In 2024, that change would have reduced the taxes owed on a \$1,000,000 home by roughly \$700, according to estimates from the nonpartisan Legislative Council Staff.

At the same time, the measure would have raised the amount of tax revenue Colorado can keep. By 2032, the change to TABOR would have resulted in more than \$2 billion in additional budget room for the state each year, LCS analysts projected. Without an alternative to Proposition HH, homeowners could have seen the taxable values of their properties increase, by some estimates, by nearly 40%.

After the vote, Colorado Gov. Jared Polis called a special session of the legislature, and lawmakers passed a new property tax relief measure. The new law, which Gov. Polis has already signed, increases the exemption for homeowners' valuations from \$15,000 to \$55,000 and decreases the assessment rate slightly, from 6.765% to 6.7% (the same 1% decrease proposed in HH). The biggest difference from Prop HH is that the state will still be required to abide by TABOR, thus refunding any overcollection of tax revenues to those qualifying for a refund.

**What does this mean for Cathedral Pines residents and the Metro District budget?** *For residents*, it means you will see a \$40,000 *decrease* in the market value of your home, along with a slight reduction in your property taxes. (However, it's important to note that your property taxes might still go up if your valuation increased substantially, just less than they would have otherwise.) Fortunately, the Cathedral Pines Metro Board and WSDM— District Managers have been watching this proposal closely. The impact was reflected in the 2024 Budget submitted to the State in December. Therefore, the *CP Metro Board* does not see any substantial impact on either our 2024 operating budget or the services provided.



**METROPOLITAN DISTRICT 2024 MEETING SCHEDULE**

The Metro Board meets every third Tuesday of the month in the Cathedral Pines Lodge at 9 a.m. \* \*\*

Tuesday, January 16

No meeting in July

Tuesday, February 20\*

Tuesday, August 20

Tuesday, March 19

Tuesday, September 17

Tuesday, April 16

Tuesday, October 15

Tuesday, May 21

Tuesday, November 19\*

Tuesday, June 18

Tuesday, December 17

\* Regular Meetings start at 6 p.m.

\*\* All dates subject to change. Any changes will be announced on the community bulletin Board and via e-mail to those who have signed up for the Metro District e-mail list.

(Note that if you are already on the HOA e-mail list, you are NOT necessarily on the Metro e-mail list. They are not shared and you must register for each.)

Not on the Metro e-mail list? It is easy to sign up—just go to the Metro District website at [www.cathedralpinesmd.colorado.gov](http://www.cathedralpinesmd.colorado.gov) /and click the “E-Mail Sign-up” tab in the blue bar at the top. It takes seconds and your e-mail address is not shared.



# Cathedral Pines Metropolitan District

## Contact Information

### Cathedral Pines Key Info

Metropolitan District Website: <https://cathedralpinesmd.colorado.gov/>

#### Cathedral Pines Metro District Board of Directors

**General Board Contact** — [board@cathedralpinesmd.com](mailto:board@cathedralpinesmd.com)

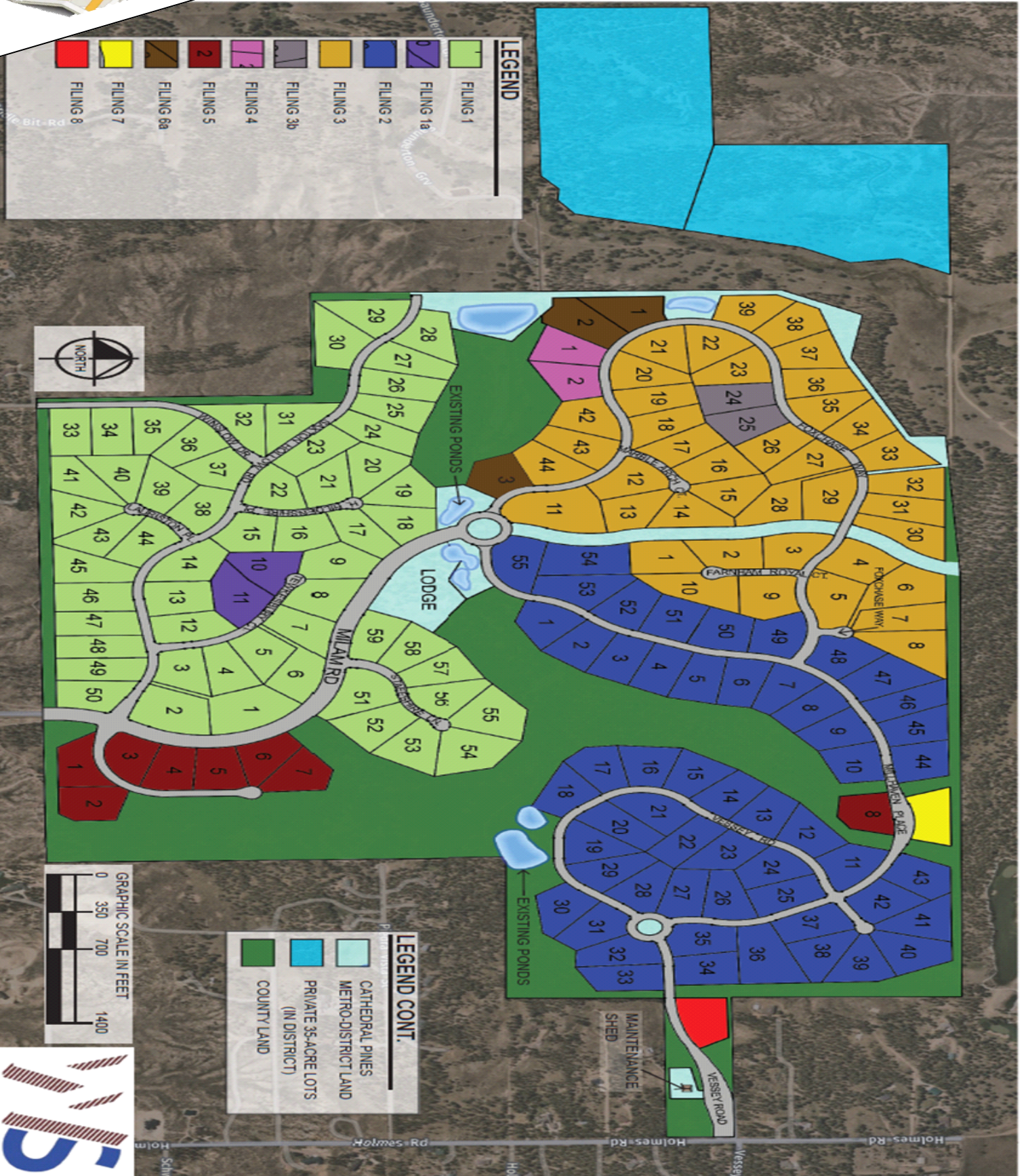
Office	Name	Term Expires	Phone	Email
President	Bill Heeter	May 2027	920-205-5605	<a href="mailto:Bill.H@CathedralPinesMD.org">Bill.H@CathedralPinesMD.org</a>
Vice President	Rick Stauch	May 2025	719-260-9236	<a href="mailto:Rick.S@CathedralPinesMD.org">Rick.S@CathedralPinesMD.org</a>
Treasurer	Kevin Combs	May 2027		<a href="mailto:Kevin.C@CathedralPinesMD.org">Kevin.C@CathedralPinesMD.org</a>
Secretary	Ecton Espenlaub	May 2025	719-822-0410	<a href="mailto:Ecton.E@CathedralPinesMD.org">Ecton.E@CathedralPinesMD.org</a>
Member at Large	Chris Meacham	May 2025		<a href="mailto:Chris.M@CathedralPinesMD.org">Chris.M@CathedralPinesMD.org</a>

#### The Metro District Management Team

Kevin Walker	Office: 719-447-1777	or	<a href="mailto:Kevin.w@wsdistricts.co">Kevin.w@wsdistricts.co</a>
Rebecca Harris	Office: 719-447-1777 Cell: 719-266-3189	or	<a href="mailto:Rebecca.h@wsdistricts.co">Rebecca.h@wsdistricts.co</a>



# Community Map



# Trail Map

