

WELCOME



To the Cathedral Pines Metro District Board's

Fifth Annual Resident Meeting!

FEBRUARY 17, 2026

Agenda

INTRODUCTIONS

- Current Metro District Board Members and Guests
- Meeting Ground Rules
- Who Does What?
 - Metro/Hoa/ElPaso County/USPS
- Board Accomplishments in 2025 by Area of Responsibility
- Board Objectives for 2026
- Long Term Strategic Issues for the community
 - Metro/HOA Board Merger
 - Villagree property on Vessey
 - Status of Storage Shed
- Nearby Community Update
- Financial Report
- Open Forum
- Adjournment

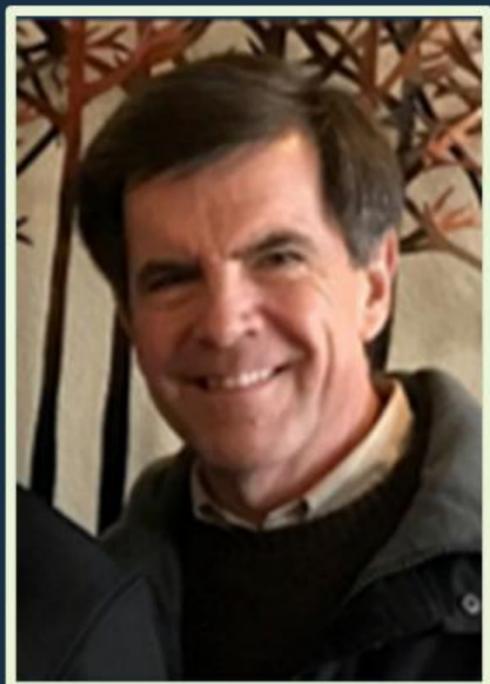




Metro District Board of Directors



Bill Heeter - President
(May 2027)



Rick Stauch - Vice
President
(May 2029)



Kevin Combs - Treasurer
(May 2027)



Ecton Espenlaub -
Secretary
(May 2029)



Scott Gassen - Director
(May 2029)

Term expiration in
parentheses

Meeting Protocol

- Please hold all questions until the end of each section or the end of the meeting
- Goal is to complete the presentation in 1 hour (before Q&A)
- Please hold side conversations to a minimum (unless you are complimenting us—then speak up!)
- Board members will be available after the meeting to answer any additional questions
- Just a reminder that all Board members are elected, non-compensated volunteers
- Meeting is being streamed Live for observation only

Thanks for your cooperation!

Metro District Board of Directors 2025/2026

Primary Areas of Responsibility

General Board Management, Lodge Operations, Newsletter, Meeting Agendas, Special Projects

Bill Heeter

Community Landscaping, Security Issues, Joint Community Engagement Committee, Special Projects

Rick Stauch

Financial Reporting, Bonds, Mill Levy Analysis, Payables, Reserve Fund Management

Kevin Combs

Trails, Irrigation System Replacement Project, General Maintenance

Ecton Espenlaub

As-Needed Projects

Scott Gassen

Who Does What?

The District Management Team Services Include:

PRIMARY RESPONSIBILITIES

- Public Reporting: Agendas, Minutes, Meeting Dates, Board Resolutions, and Website Postings
- Governmental Policy Guidance and Reporting
- Legal Liaison
- Budgeting and Financial Reporting, including External Audit Management
- Assistance with all Contract Negotiations and Agreements, RFPs and Grant Applications
- Accounting and Bookkeeping services
- Official Custodian of Records
- Day-to-day Community Services/Operations
- (Landscaping Contractors, Lodge Contracts, Repairs & Maintenance)



Rebecca Harris
CEO



Danielle Daigle-
Chavez
District Manager

WISDOM MANAGEMENT

Contact Information

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Website: wsdistricts.co



Who Does What? Metro District Services Include:

- Maintenance of the common areas
- Lodge Operations
- Compliance with governmental requirements for Metro Districts
- Repayment of bonds
- Budget management and bill payment
- Insurances for CP Property & Liability
- Initial snow removal in Cathedral Pines (first pass only)





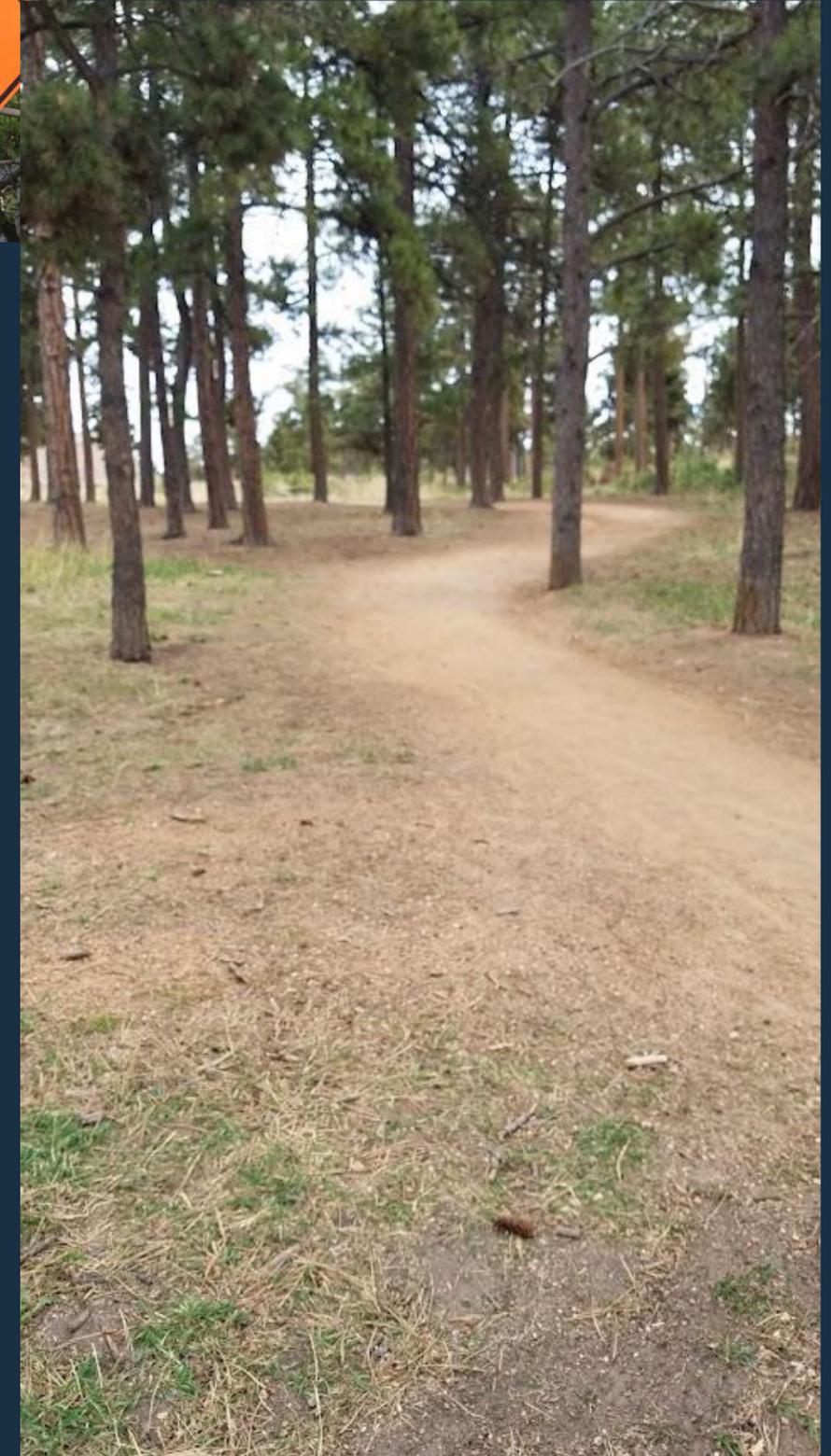
Who Does What? Homeowners Association Services Include:

- Community Activities, including Social, Forestry Health, and Conducting Annual Homeowners Association Meeting
- HOA Budget Management/Assessment Collection
- Invoice verification/monthly financial reporting
- Trash Collection Management
- Community Governance/Covenant Resolution
- Fine/Lien Authority
- Updating of Covenants and By-Laws
- Architectural Control Committee
- Water Augmentation Plan Monitoring, including collection of well readings for the State Water District



Who Does What? El Paso County Services Include:

- Roads – Repairs and Maintenance
- Curbs/Gutters- Repairs and Maintenance
- Trail System Repairs and Maintenance on County Property (in conjunction with Metro District)
- Weed Control along Right of Ways
- Drainage along Right of Ways
- Snow Removal on all CP roads
- Weed Control on County Properties





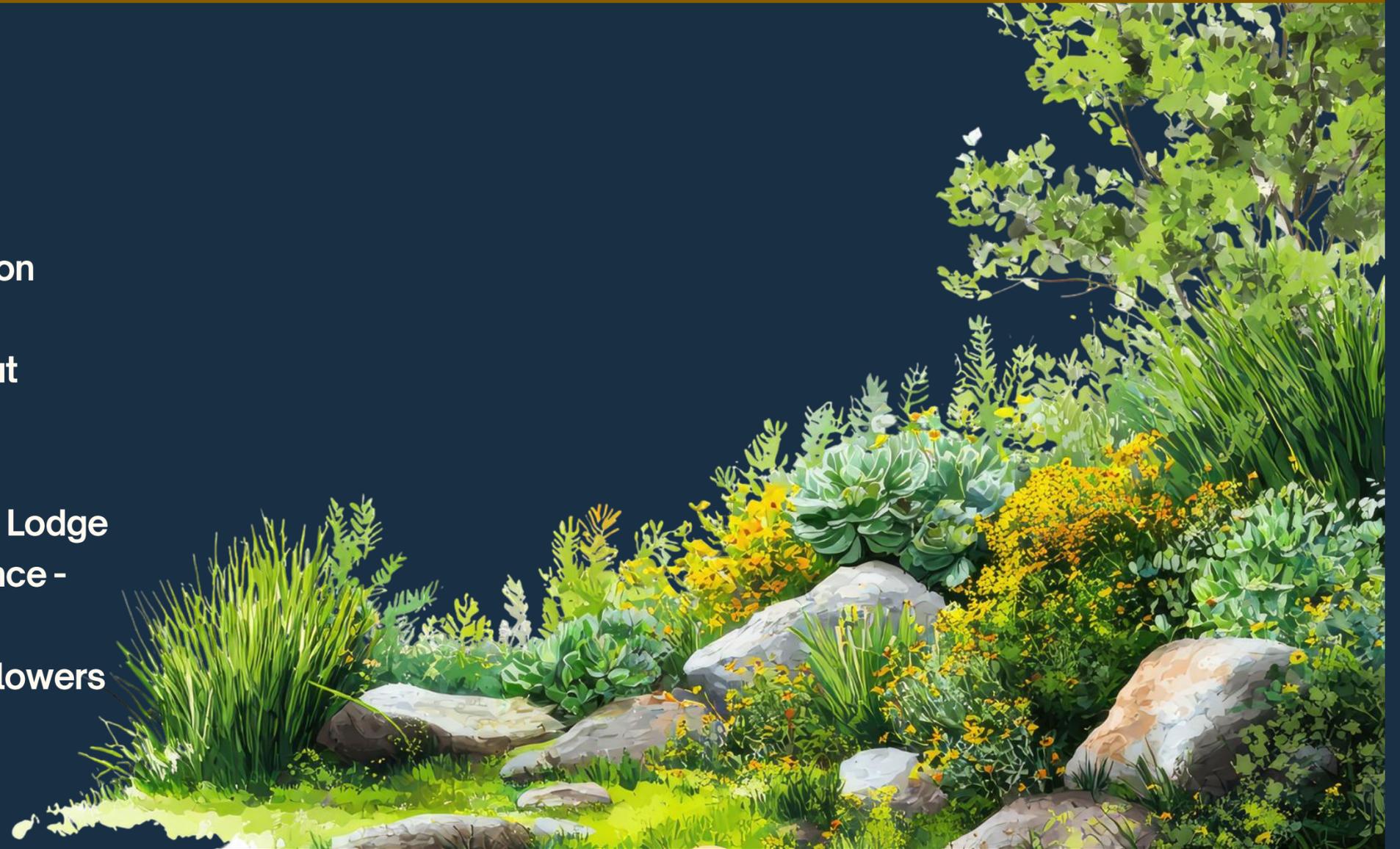
Who Does What? United States Postal Service Provides:

- Delivery of Mail to our individual mail kiosk boxes
- Delivery of parcels that do not fit in parcel lockers to homes
- Management of locks for mail lockers
- Security of mail kiosk building is the responsibility of Community/ Metro District (more on this later)

2025 Metro District Accomplishments — Landscape

2025 Landscape Accomplishments

- Improved all community cul-de-sacs
- Updated landscaping around mail kiosk
- Improved the islands at the Miliam and Saxton Hollow intersection
- Refreshed numerous mulch beds throughout community
- Added sidewalk lighting at The Lodge
- Added Up-Lighting on all aspen trees at The Lodge
- Installed larger trellises at The Lodge Entrance - new vines added in spring of '26
- Added flower bed at The Lodge entrance - flowers to be added spring of '26

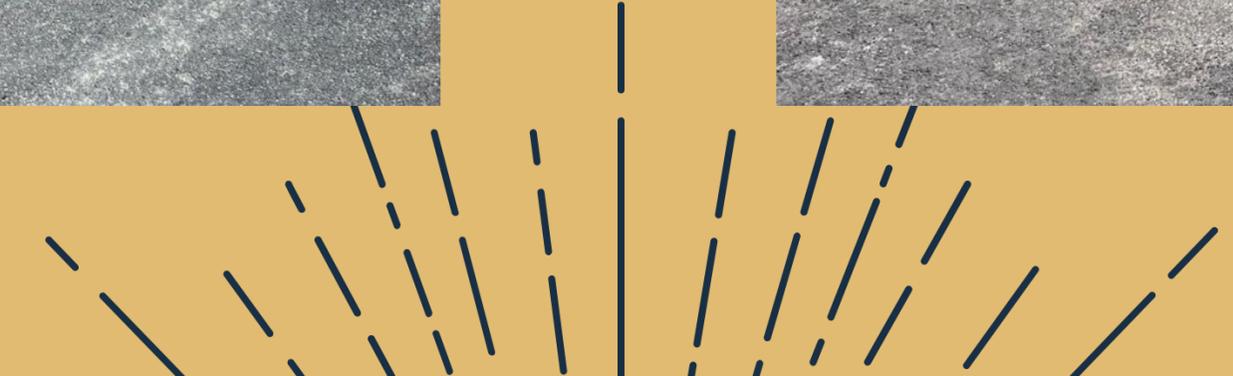


Cul-De-Sac Improvements

Before



After



Mail Kiosk Landscape Upgrades - 1

Before



After



Mail Kiosk Landscape Upgrades - 2

Before



After



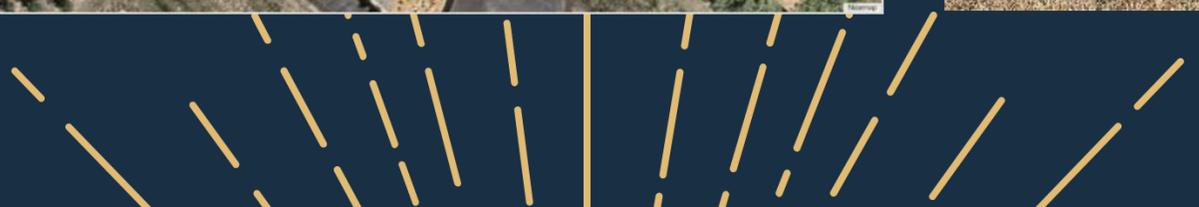
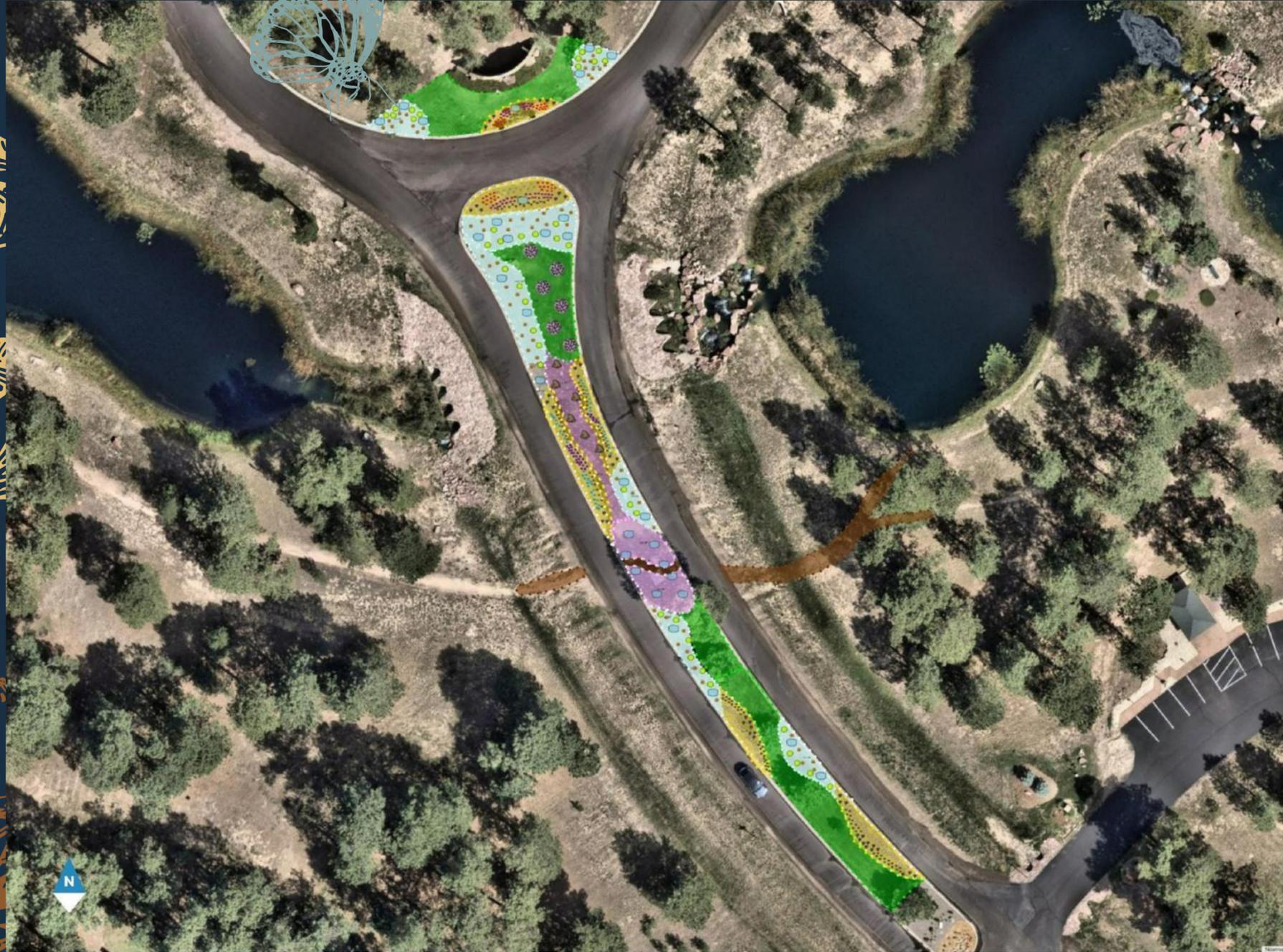
2026 Metro District — Landscape Objectives

2026 Landscaping Objectives

- Remove cattails from community ponds
- Improve landscaping of Milam median from The Lodge to roundabout
- Refresh landscape at roundabout
- Begin refreshing landscaping at Vessey Entrance
- Replace all chip-mulch areas with gorilla hair mulch



Lower Milam Median

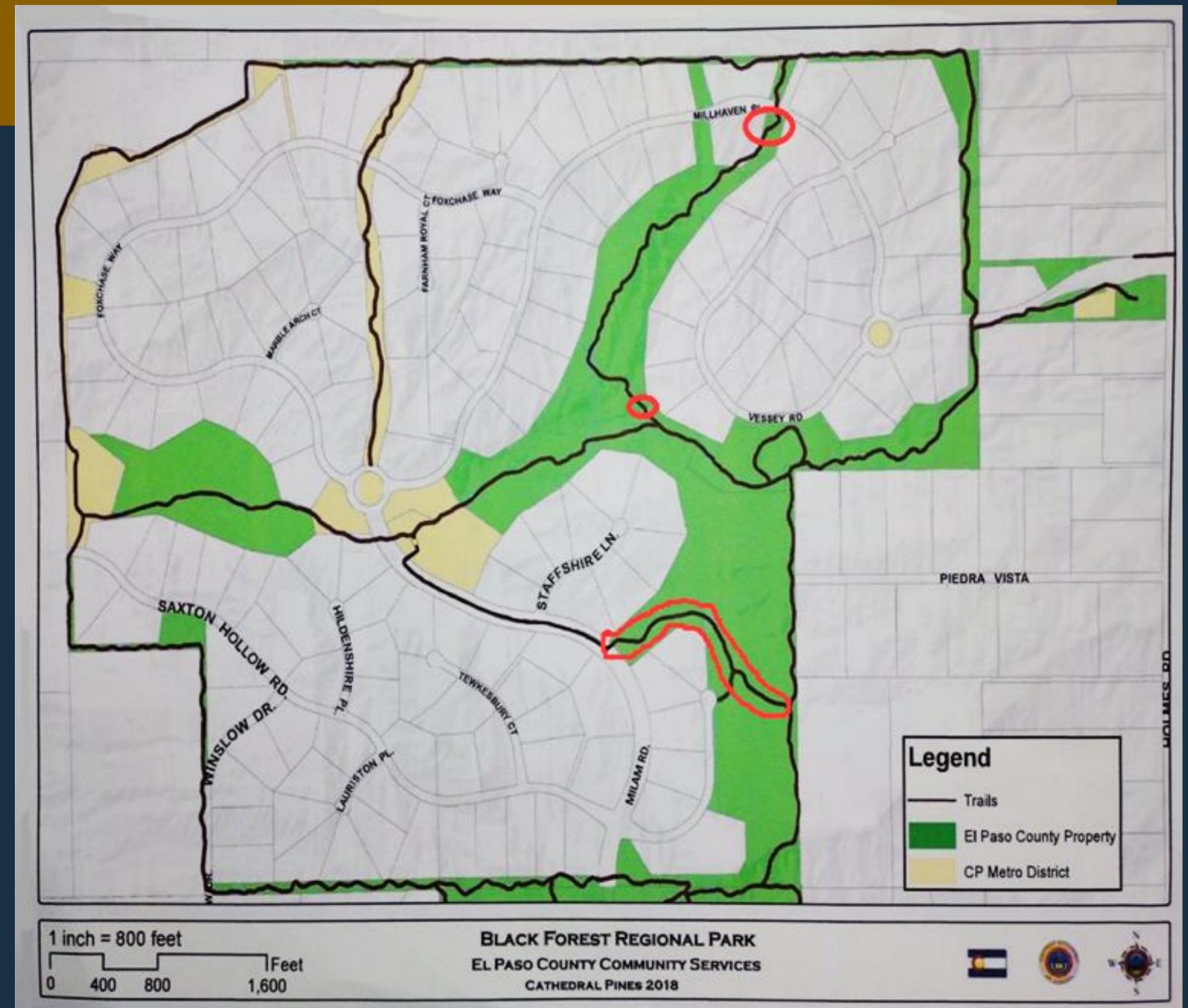


Vessey Entrance



2025 Metro District Accomplishments— Trails & Maintenance

- Erosion repair and re-routing the trail south of the Millhaven island
- Remove grass and widen trail from Milam to the perimeter trail
- Bridge decking maintenance
- Erosion and weather maintenance
- Removed dead trees
- Installed new dog waste stations



Trail Erosion

Before



After



Trail Clean-Up & Repair

Before



After



Bridge Repair

Before



After



2026 Metro District Trails & Maintenance — Objectives



BRIDGE REPAIR DUE
TO ROTTING
TIMBERS

EROSION AND
WEATHER-RELATED
MAINTENANCE



REMOVE DEAD TREES
ALONG TRAIL AND ON
METRO PROPERTY



ASSURE INTEGRITY OF
CISTERN ON FOX CHASE



2025 Metro District Accomplishments — Lodge



Marketing Developments

- Implemented new social media/online marketing plan resulting in \$20,000 increase in bookings vs. prior year
- Completed redesign of website, including updating video tour of facility
- Increased online search activity by improving position with Google Analytics

Lodge Improvements

- Improved entrance and rear patio landscaping, including addition of decorative lighting and patio heaters
- Added exterior benches for outdoor bridal events
- Installed year-round uplighting to trees on entrance grounds
- Replaced 1 of 3 Air conditioning units (unit failed)
- Replaced hot water heater
- Stained exterior of Lodge (as part of regular maintenance)

2025 Lodge Usage Recap

- Monthly Metro Board Meetings
- Support for HOA Events:
 - HOA Monthly Board Meetings
 - HOA Governance Meetings
 - HOA/ACC Board Meetings
 - HOA Men's Night
 - HOA Bunco
 - HOA Family Movie Night
 - Recycling Event
- Resident Private Events up 25% over prior year
- Resident-Sponsored Community Events



Shalece Buchhottz
Lodge Manager



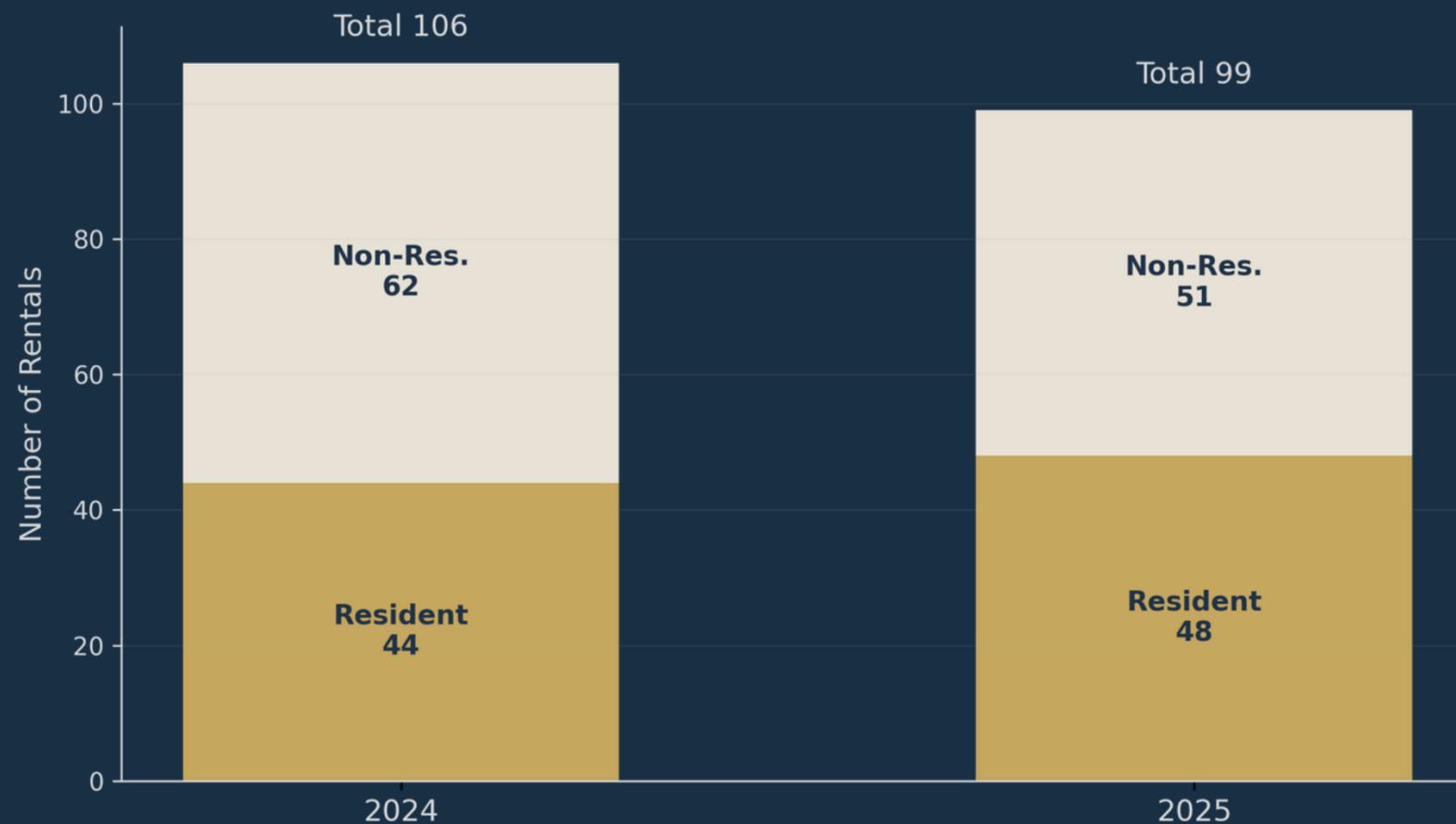
2025 Lodge Booking Update



Resident

Non - Resident

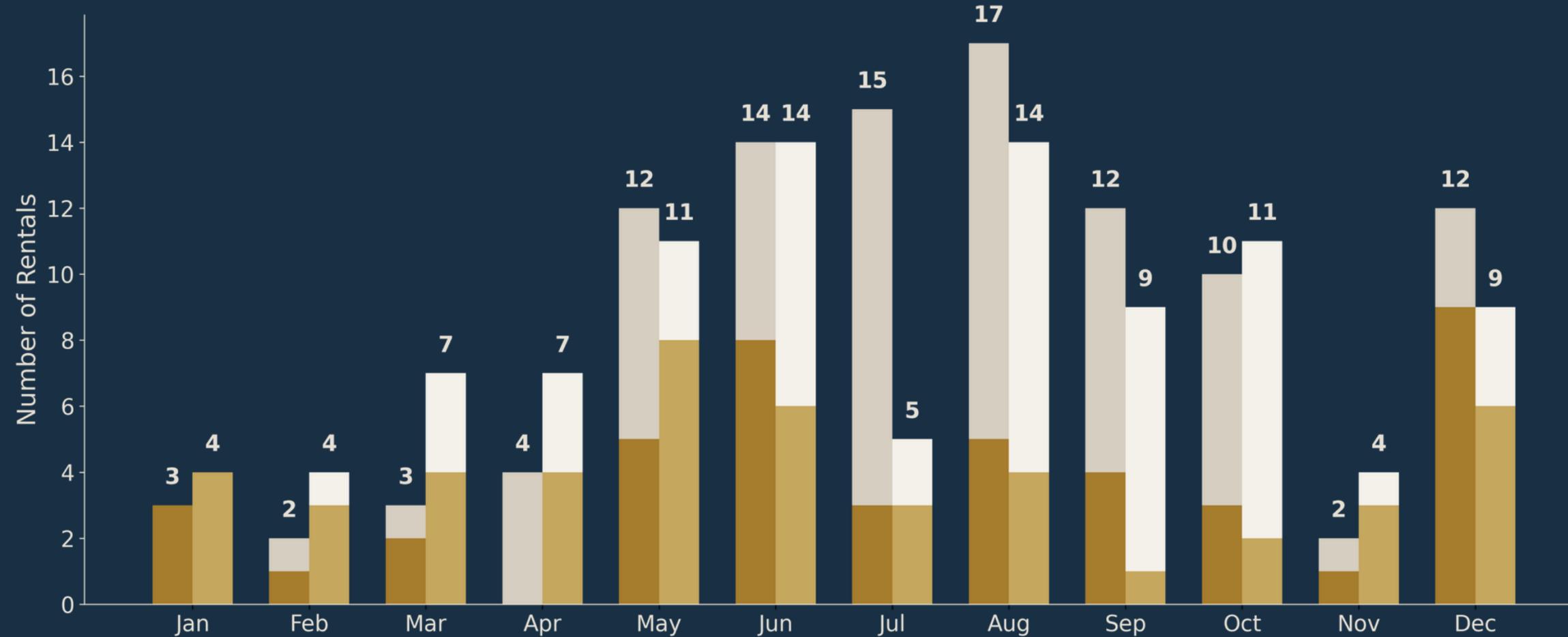
Lodge Usage: Resident vs Non-Resident (Counts)
2024-2025



2025 Lodge Booking Update



Lodge Rentals by Month - 2024 vs 2025

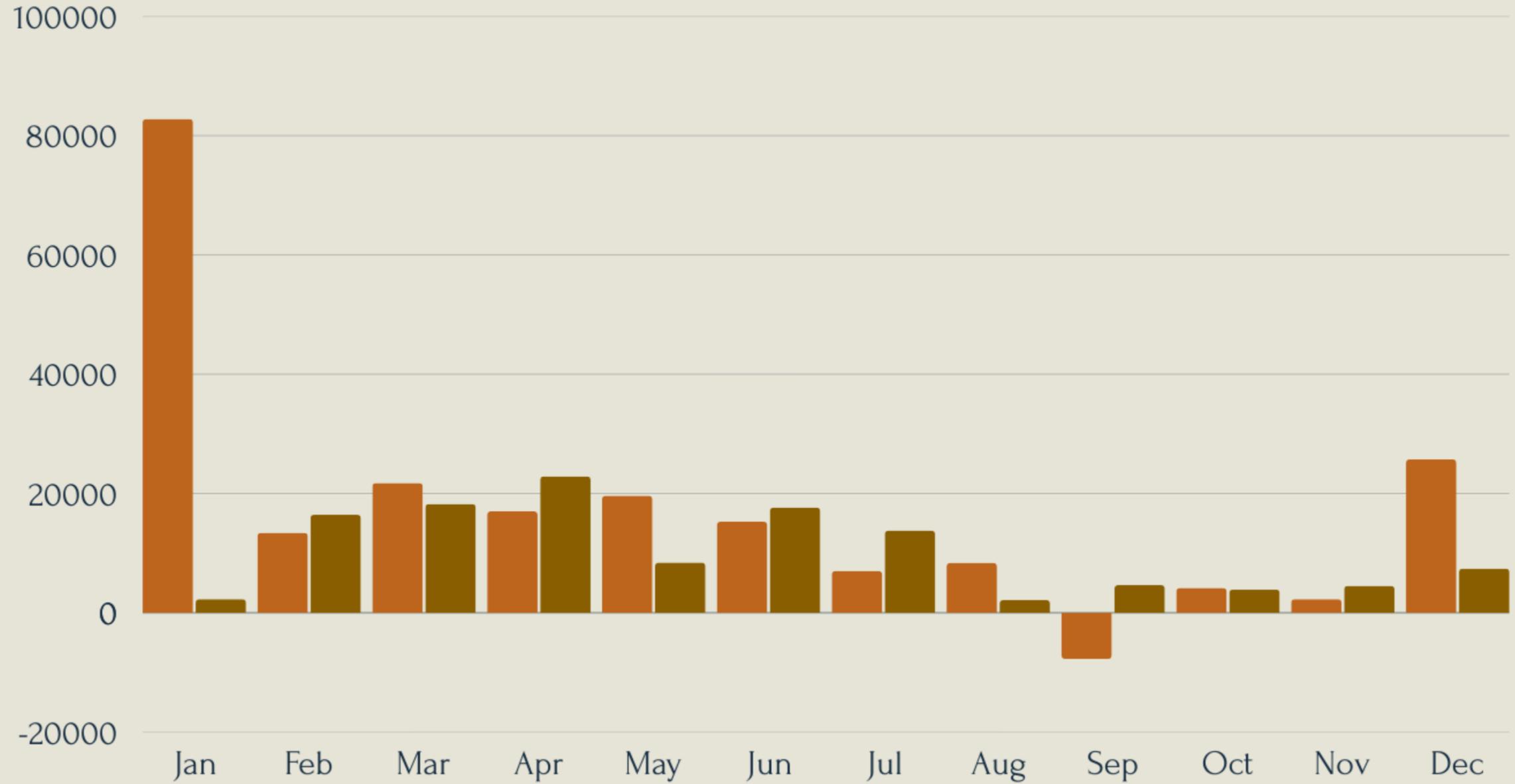


Lodge Revenue by Month

2024

2025

Revenue



2026 Metro District Objectives - Lodge



- Increase 2026 bookings by 20% over 2025
- Implement price increase for non-residents to follow market rates
- Minimize capital spending in 2026
- Develop additional Marketing programs to attract related business professionals including florists, photographers, caterers, wedding planners, and other venue managers
- Continue to improve outreach programs via social media and increase growth through enhanced Google analytics
- Stain doors and trim on east and west sides of building
- Tuck pointing/stone repair around base of Lodge
- Extend groomed grassy area to tree line



2025 Metro District Accomplishments — Financial Performance

Completed sixth consecutive favorable audit

Continued Improvement in Financial Health since 2018

**Continued to fund to repair of several significant capital assets in community;
however, still in black and accomplished without additional borrowing**

**Made major investment in community landscaping and infrastructure (Milam
median irrigation, landscaping at Lodge and public areas, etc.)**

Bond Amounts	Lender /	Interest Rate	Issued
Series 2016: \$4,660,000			
Maturity Date: Dec 1, 2046	UMB BANK	4.00%	2016

O&M Mill Levy	Debt Mill Levy	TOTAL
19	19	38

How to Calculate your Property Taxes:	
Market Value of your home	<u>EXAMPLE:</u>
X (times) Residential Assessment Rate (RAR)	Home Value is \$1,000,000
=Assessed Valuation (AV)	$\$1,000,000 \times 6.25 = 6,250,000$
AV x (times) Mill Levy Rate	$= 62,500 \text{ (AV)}$
÷ (divided by) 1,000	$62,500 \times 38.000$
= Annual Property Tax	= \$2,375 year

Debt Fund Financing

	2025 Actual	2026 Budget	2024 Actual
Principal Balance (End of Year)	4,175,000	4,090,000	4,260,000
Principal Payment	85,000	95,000	85,000
Interest Expense (4.6%)	206,667	203,550	210,350
Other Debt-Related Expenses	4,929	5,232	4,931
Total Annual Debt Financing	296,596	303,782	300,281

** Unaudited Financials*

General Fund Financing

	2024 Actual	2025 Actual	2026 Budget
Tax Revenue	399,527	398,766	336,813
Lodge Revenue	135,011	122,078	135,000
Other Revenue	8,475	3,012	0
Total Revenue	543,013	523,856	471,813
Professional Services	95,455	86,563	120,250
Lodge Operations	166,440	125,748	123,700
General Expenses	220,762	219,982	205,300
Other	6,267	20,027	21,070
Total Metro Expense	488,924	452,320	470,320
Net Income (Increase in Fund Monies)	54,089	71,536	1,493

**Unaudited Financials*

Reserve Fund Financing

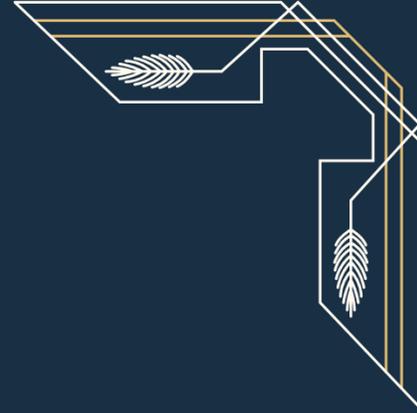
	2025 Actual	2026 Budget	2024 Actual
Total Revenue +Fund Balance	89,361	114,364	50,000
Total Capital Replacement Expense	10,639	-	-

**Unaudited Financials*





2026 Metro Board Financial Objectives



FINANCIAL STEWARDSHIP

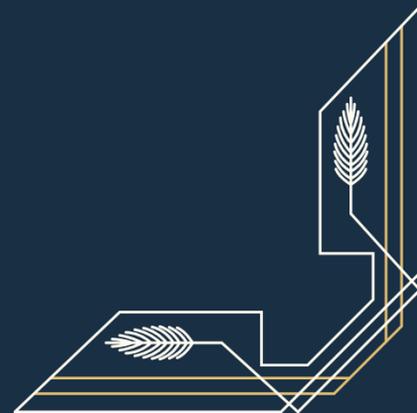
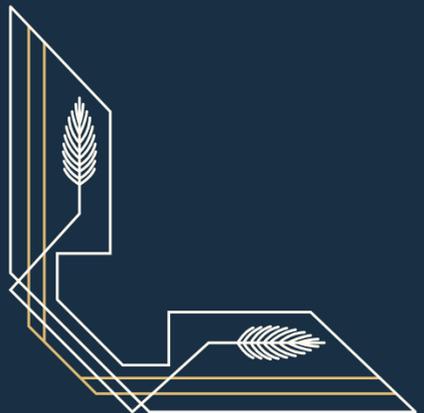
- Maintain the 2026 mill levy (approx. \$700,000 revenue)
- Manage Lodge revenues and expenditures responsibly
- Continue strengthening reserve funds

CAPITAL INVESTMENT

- Implement long-term landscaping improvements
- Preserve cash contingencies and operating stability

DEBT MANAGEMENT

- Continue structured repayment of the 2016 Series Bond (4.00% fixed rate)
- Maintain long-term financial stability through 2046 maturity



Long-Term Strategic Issues for our Community

Exploring a Unified Governance Model

Purpose

Evaluate whether consolidating the Metro District and HOA into a single organization would enhance efficiency, accountability, and long-term management of community assets.

Phase 1 – Board Review

- Each Board votes on whether to formally explore consolidation
- Legal counsel engaged to assess feasibility and requirements
- Preliminary discussions with County Commissioners

Phase 2 – Resident Information

- Preparation of a comprehensive “Blue Book” outlining benefits and considerations
- Distribution to all property owners for review

Phase 3 – Community Decision

- Community-wide election administered by HOA
- 75% voter approval required
- Estimated timeline: ~12 months if approved

2025 Metro District Area Update



Nearby Community Issues

- **Flying Horse North**
 - Two new filings approved → both with 2.5 acre minimum lot size
 - No 2025 activity on high-density lots, hotel, clubhouse
- **Estates at Cathedral Pines**
 - Villagree Luxury Homes planned community along west side of Winslow
 - Not part of CP HOA or Metro District or tax base
 - Private Gated community with 7-8 homes on 4-5 acre lots
 - Homes will start at \$4.5M, with full landscaping packages
 - Will extend the perimeter trail to avoid walking on Winslow
 - Infrastructure work began earlier this month



Long-Term Strategic Investments

Landscape & Infrastructure

- Advance multi-year landscaping plan (approved 2022)
- Complete Milam Road median enhancements
- Improve Milam/Saxton and Vessey entrances

Community Preservation

- Address pond overgrowth and drainage maintenance
- Refresh medians and cul-de-sacs
- Partner with County on road and curb repairs



Long-Term Strategic Issues for our Community

If Approved by the Voters

Regulatory Process

- Community vote outcome reported to the State and County Commissioners
- Final approval required from County Commissioners

Operational Transition

- Combined Board establishes review committee to evaluate key service contracts:
- Trash removal
- Annual landscaping services
- Lodge management and rental strategy
- District management company performance

Governance Structure

- Determine size and structure of consolidated Board
- Establish leadership roles and subcommittees
- Review current procedures for efficiency and consolidation

Community Engagement

- Expand volunteer participation
- Develop committee structure to support long-term involvement



Property Between Cathedral Pines & Storage Shed

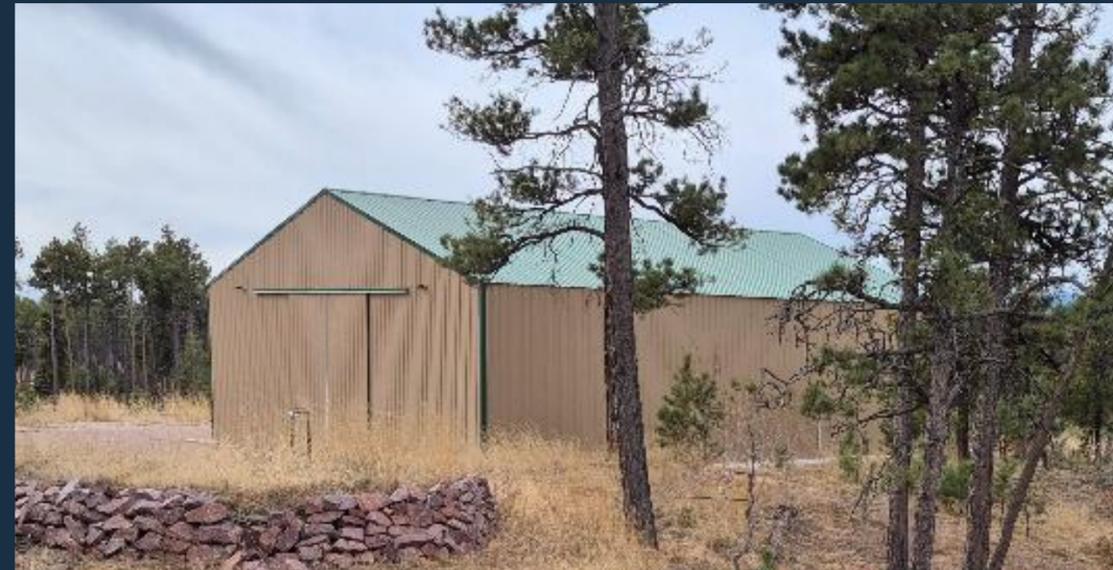
Before



After



Long-Term Strategic Issues for our Community



Storage shed on Vessey — Street view



Closeup of Storage Shed

Evaluating Strategic Use of Storage Shed

Asset Overview

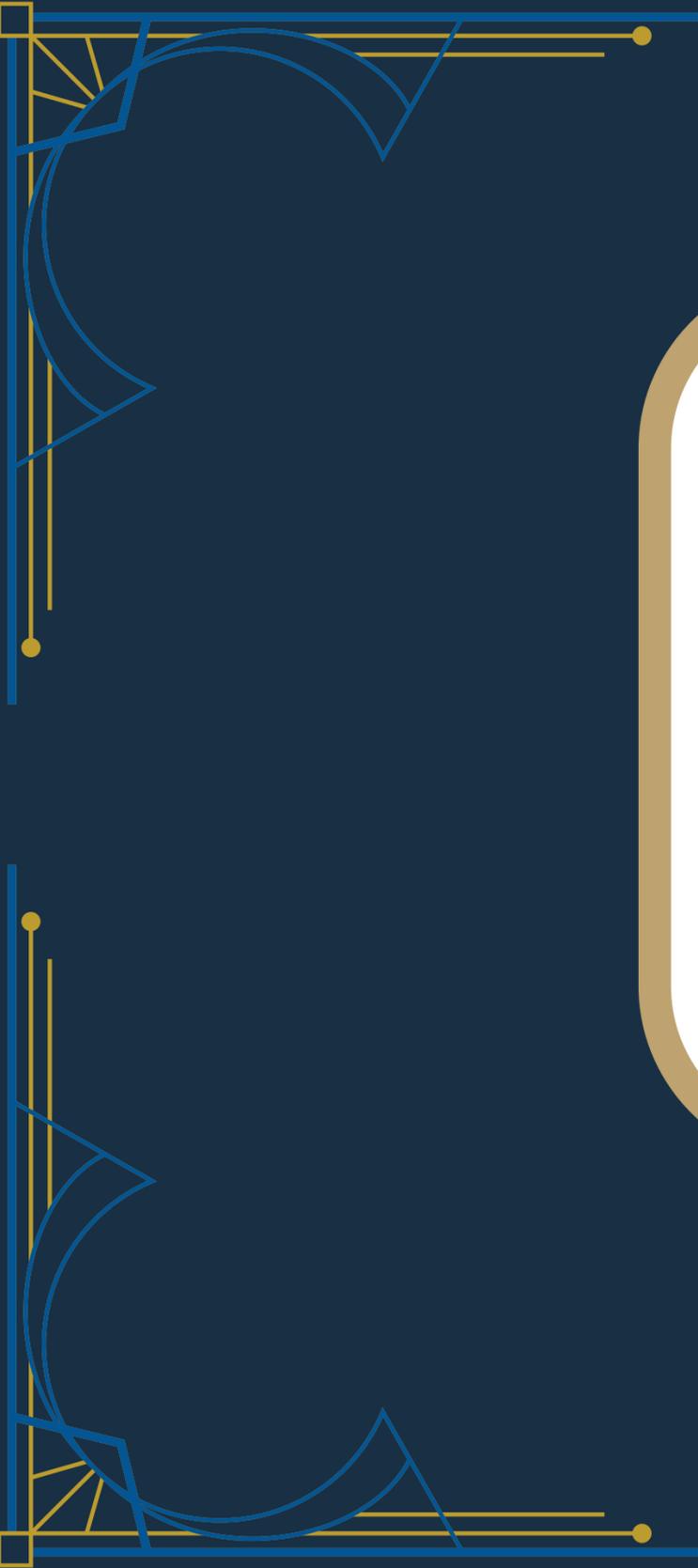
- 3,000 sq. ft. structure on 1 acre
- Currently utilizing approximately 25% of capacity

Considerations

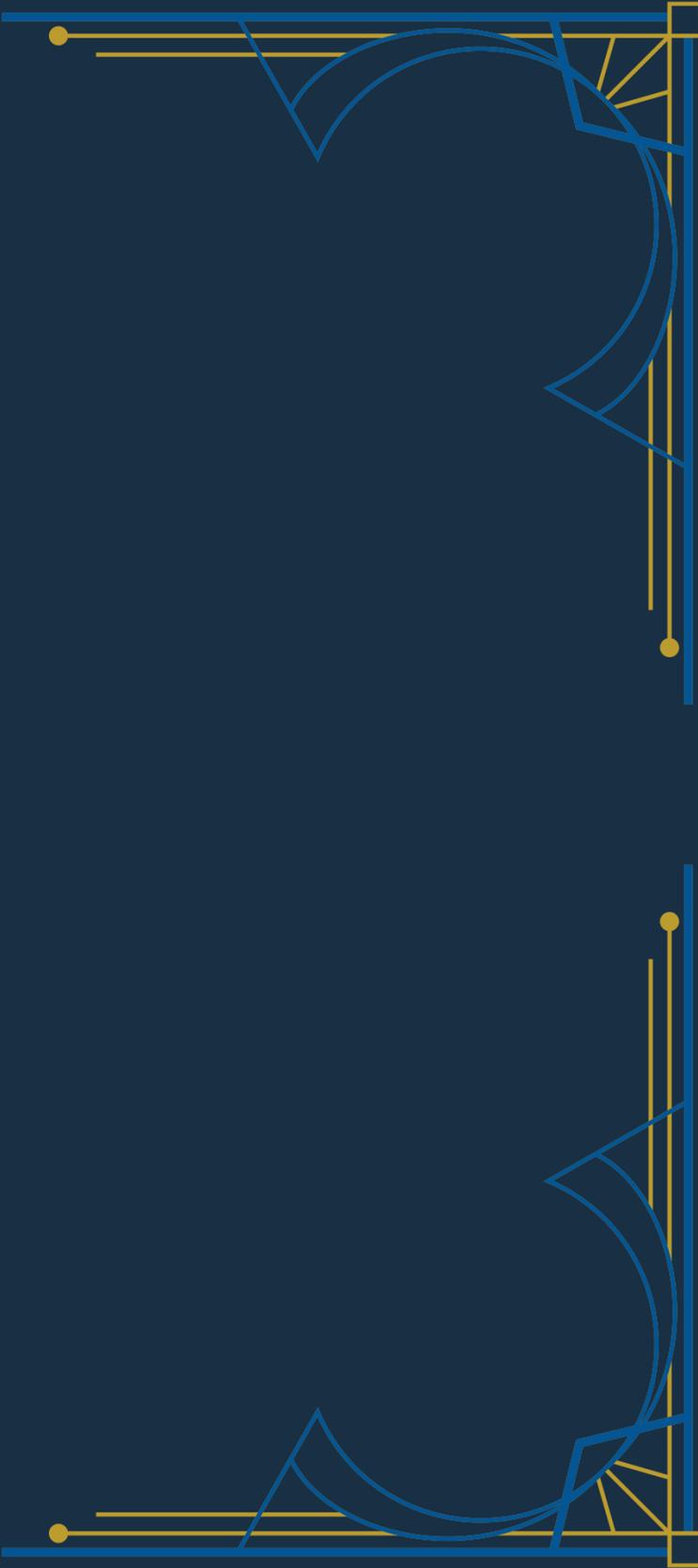
- Water rights
- County rezoning requirements
- Potential service plan adjustments

Potential Use of Proceeds

- Relocate storage operations efficiently
- Enhance landscaping at Vessey entrance



Feedback Please?



Conclusion

This Board's goal is to make decisions that it feels are in the best interest of the community, based upon resident feedback, economic considerations, and additional research that guides those decisions.

Are there areas of concern that you would like us to pursue that we are not?

Please sign up on our Metro District e-mail list before leaving. You will receive our monthly newsletter, relevant Metro District announcements, and community surveys seeking your feedback.

Thank you for attending!



QUESTIONS & ANSWERS

WITH OUR HOMEOWNERS

