

**CASCADE METROPOLITAN DISTRICT NO. 1
NOTICE OF SPECIAL BOARD MEETING AND AGENDA**



Wednesday, December 17, 2025, at 9:00 AM (MST)

This meeting will be held via teleconferencing and can be joined through the directions below:

Please join meeting from your computer, tablet or smartphone.

<https://video.cloudoffice.avaya.com/join/591798670>

You can also dial in using your phone.

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

Access Code: 591-798-670

Public Invited to Attend

Board of Director	Title	Term Expiration
Susan Soloyanis	President	May 2027
Mike Herr	Secretary/ Treasurer	May 2027
Karole Campbell	Secretary	May 2027
James Borden	Assistant Secretary	May 2029
Erin Sullivan	Assistant Secretary	May 2029

AGENDA

- 1. Call to Order**
- 2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures**
- 3. Approval of Agenda**
- 4. Legal Matters**
 - a. Conveyance of District-Owned Property
 - i. Consider Approval of Resolution Approving the Sale of District-Owned Property via Quitclaim Deed (enclosure)
 - ii. Consider Approval of Quitclaim Deed from District to Robert E Walstad and Belle J Walstad for District-Owned Property – Parcels: 8323000015; 8323300111 and 8323304007 (enclosures)
 - iii. Consider Approval of Bill of Sale for District-Owner Property (enclosure)
- 5. Public Comment (Items not on the Agenda Only. Comments are limited to 3 minutes per person and taken in the order in which they appear)**
- 6. Other Business**
- 7. Adjourn**



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**RESOLUTION OF THE
BOARD OF DIRECTORS OF
CASCADE METROPOLITAN DISTRICT NO. 1**

AUTHORIZING THE SALE OF DISTRICT PROPERTIES
(Parcels: 8323000015; 8323300111 and 8323304007)

WHEREAS, the Cascade Metropolitan District No. 1 (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado, and is a duly organized and existing special district pursuant to §§ 32-1-101, *et seq.*, C.R.S.; and

WHEREAS, the District is the owner of certain real properties known as (i) Pyramid Mountain Road – Parcel ID 8323000015; (ii) Pyramid Mountain Road – Parcel ID 8323300111; and (iii) Pyramid Mountain Road – Parcel ID 8323304007 (collectively, the “**Property**”), as more particularly described in **Exhibit A** which is attached hereto and made a part hereof; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) shall have the management, control and supervision of all the business and affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(f), C.R.S., the District has the power to acquire, dispose of, and encumber real property; and

WHEREAS, pursuant to § 32-1-1001(1)(d), C.R.S., the Board is authorized to enter into contracts and agreements affecting the affairs of the District; and

WHEREAS, the District wishes to convey the Property as this will allow the District to dissolve after payment of debt is completed; and

WHEREAS, the Board has reviewed its ownership of the Property and the benefits attached with transferring the Property and finds it is in the best interests of the District, its residents, and property owners to transfer the Property to Robert E Walstad and Belle J Walstad via Quitclaim Deed, including the conveyance, if any, of any mineral and water rights.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD Asì FOLLOWS:

1. Approval of Transfer of the Property. The Board finds and determines that it is in the best interests of the District, its residents and property owners to transfer the Property to Robert E Walstad and Belle J Walstad via Quitclaim Deed, including the conveyance, if any, of any mineral and water rights

2. Reasonableness of Transfer. The Board hereby determines that transferring the Property to Robert E Walstad and Belle J Walstad for the amount stated within the Quitclaim Deed is reasonable based on its knowledge of the Property, the small size of the Property and the inability of the Property to be used for any meaningful District purpose.

3. Authorized Directors. The Board authorizes Director Susan Soloyanis to execute any and all documents necessary, associated with the transfer of the Property, on behalf of the District.

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ADOPTED THIS 17th DAY OF JANUARY, 2025.

CASCADE METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado

Officer of the District

ATTEST:

EXHIBIT A

Legal Descriptions of the Properties

Pyramid Mountain Road – Parcel 8323000015 with a legal description of:

TR IN SW4NW4SE4 SEC 23-13-68 DES AS FOLS: COM AT E 1/16 COR OF SW4 SEC 23-13-68, TH N 81<12'29" W 40.24 FT, N 58<56'02" E 118.92 FT, N 53<58'11" E 98.72 FT, N 59<20'48" E 236.78 FT TO POB, N 10<31'38" E 85.80 FT, S 82<38'54" E 107.02 FT, S 06<10'26" E 120.19 FT, S 28<38'33" W 100.99 FT, N 77<47'21" W 110.05 FT, N 10<31'38" E 102.87 FT, N 10<31'38" E 13.28 FT TO POB

Pyramid Mountain Road – Parcel 832330011 with a legal description of:

TR IN SW4 SEC 23-13-68 DES AS FOLS: BEG AT POI OF E/W C/L OF SD SEC 23 WITH SWLY R/W LN OF PYRAMID MOUNTAIN RD, TH SELY ALG SWLY LN THEREOF 24.48 FT, ANG R 123<09' WLY 31.22 FT, ANG R 89<20'08" NLY ALG A CUR TO L HAVING A RAD OF 1840.36 FT A C/A OF 00<39'41" AN ARC DIST OF 21.24 FT TO A PT ON E/W C/L OF SEC 25, ANG R 93<40'12" ELY 18.22 FT TO POB

And

Pyramid Mountain Road – Parcel ID 8323304007 with a legal description of:

TRACT SW4 SEC 23-13-68, A POR OF LOT 7 BLK 7 CASCADE ADD NO 1 NOW VACATED - DESIGNATED AS TR 10 ON ASSESSORS MAP 83233



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QUITCLAIM DEED
(No Documentary Fee Required – Exempt under § 39-13-102)(2)(a), C.R.S.)

THIS QUITCLAIM DEED is made this 17th day of December, 2025, by and between CASCADE METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado (“**Grantor**”) whose address is c/o WBA, P.C., 2154 E Commons Avenue, Suite 2000, Centennial, Colorado 80122 and Robert E. Walstad and Belle J Walstad, each an individual (collectively, the “**Grantees**”) whose address is PO Box 205, Cascade, Colorado 80809.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto Grantees, its heirs and assigns forever, **IN “AS IS”**, all the right, title, interest, claim and demand which Grantor has in and to the real property, together with improvements, **IN “AS IS” CONDITION** if any, situated, lying and being in the County of El Paso, State of Colorado, described as follows:

Parcel ID 8323304007:

TRACT SW4 SEC 23-13-68, A POR OF LOT 7 BLK 7 CASCADE ADD NO 1 NOW VACATED
- DESIGNATED AS TR 10 ON ASSESSORS MAP 83233

Parcel ID 8323300111:

TR IN SW4 SEC 23-13-68 DES AS FOLS: BEG AT POI OF E/W C/L OF SD SEC 23 WITH SWLY R/W LN OF PYRAMID MOUNTAIN RD, TH SELY ALG SWLY LN THEREOF 24.48 FT, ANG R 123<09' WLY 31.22 FT, ANG R 89<20'08" NLY ALG A CUR TO L HAVING A RAD OF 1840.36 FT A C/A OF 00<39'41" AN ARC DIST OF 21.24 FT TO A PT ON E/W C/L OF SEC 25, ANG R 93<40'12" ELY 18.22 FT TO POB

Parcel ID 8323000015:

TR IN SW4NW4SE4 SEC 23-13-68 DES AS FOLS: COM AT E 1/16 COR OF SW4 SEC 23-13-68, TH N 81<12'29" W 40.24 FT, N 58<56'02" E 118.92 FT, N 53<58'11" E 98.72 FT, N 59<20'48" E 236.78 FT TO POB, N 10<31'38" E 85.80 FT, S 82<38'54" E 107.02 FT, S 06<10'26" E 120.19 FT, S 28<38'33" W 100.99 FT, N 77<47'21" W 110.05 FT, N 10<31'38" E 102.87 FT, N 10<31'38" E 13.28 FT TO POB

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the proper use, benefit and behalf of the Grantee, its successors and assigns.

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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the date set forth above.

CASCADE METROPOLITAN DISTRICT NO. 1, a
quasi-municipal corporation and political subdivision of
the State of Colorado

By: _____

STATE OF COLORADO)

) ss.

COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me on this 17th day of December, 2025, by Susan Solyanis as President of the Board of Directors of the Cascade Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado.

Witness my hand and official seal.

My commission expires: _____

Notary



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BILL OF SALE

(Improvements on Parcels: 8323000015; 8323300111 and 8323304007)

KNOW ALL BY THESE PRESENTS that **CASCADE METROPOLITAN DISTRICT No. 1**, a quasi-municipal corporation and political subdivision of the State of Colorado (“**Grantor**”), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant and convey unto Robert E. Walstad and Belle J Walstad, each an individual, whose address is PO Box 205, Cascade, Colorado 80809 (collectively, the “**Grantees**”), all of Grantor’s right, title and interest in and to the facilities, personal property and the improvements shown on **Exhibit A** attached hereto and incorporated herein by this reference (collectively, the “**Improvements**”).

TO HAVE AND TO HOLD the same unto the Grantees, its successors and assigns forever **IN “AS IS” CONDITION WITHOUT ANY EXPRESS AND/OR IMPLIED WARRANTIES**; and Grantor, its successors and assigns, shall warrant and defend the sale of said Improvements made

GRANTOR:

CASCADE METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political Subdivision of the State of Colorado

Officer of the District

STATE OF COLORADO §
 §
COUNTY OF EL PASO §

The foregoing instrument was acknowledged before me this 17th day of December, 2025 by Susan Solyanis as President of the Board of Directors of the Cascade Metropolitan District No. 1.

Witness my hand and official seal.

Notary Public

My Commission Expires:_____

EXHIBIT A

Improvements on Parcels: 8323000015; 8323300111 and 8323304007

Any and all improvements located on or affixed to Parcels: 8323000015; 8323300111 and 8323304007 (as more particularly described below, including but not limited to the following:

- Welded steel water storage tank
- Underground vault
- Operational equipment for the water tank that is located within the underground vault
- Perimeter fencing
- Landscaping
- Sidewalks

Legal Descriptions of Parcels

Parcel ID 8323304007:

TRACT SW4 SEC 23-13-68, A POR OF LOT 7 BLK 7 CASCADE ADD NO 1 NOW VACATED
- DESIGNATED AS TR 10 ON ASSESSORS MAP 83233

Parcel ID 8323300111:

TR IN SW4 SEC 23-13-68 DES AS FOLS: BEG AT POI OF E/W C/L OF SD SEC 23 WITH SWLY R/W LN OF PYRAMID MOUNTAIN RD, TH SELY ALG SWLY LN THEREOF 24.48 FT, ANG R 123<09' WLY 31.22 FT, ANG R 89<20'08" NLY ALG A CUR TO L HAVING A RAD OF 1840.36 FT A C/A OF 00<39'41" AN ARC DIST OF 21.24 FT TO A PT ON E/W C/L OF SEC 25, ANG R 93<40'12" ELY 18.22 FT TO POB

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