

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



**Tuesday, May 20, 2025, at 5:30 PM (MST)**  
**614 N Tejon St, Colorado Springs, CO 80903**

*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	TBD	May 2029
Erin Sullivan	TBD	May 2029

**AGENDA**

- 1. Call to Order**
- 2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures**
- 3. Approval of Agenda**
- 4. Consider Election of Board Members to Officer Positions**
- 5. Consent Agenda Items** (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda)
  - Approval of Board Meeting Minutes from the special meeting on October 8, 2024 and Town Hall Meeting Minutes from October 8, 2024 (enclosure)
  - Acceptance of Unaudited Financial Statements as of April 30, 2025, the schedule of cash position updated as of April 30, 2025, and bank statements (enclosure)
  - Acceptance of Quarterly Report for Website Accessibility Matters (under separate cover)
  - Approval of Resolution Designating Meeting Notice Posting Location (enclosed)
  - Acceptance of 2024 Annual Report on Service Plan (under separate cover)
- 6. Consideration of items removed from the Consent Agenda**
- 7. Management Matters**
  - Discuss ADA website accessibility matters

- b. Review of payment status and collection
  - i. Current billings & Collections
- c. Update on Disposition of Assets
  - i. Remaining District-owned parcels

**8. Legal Matters**

- a. Conduct Inclusion Hearing for Walstad Property ID 8323000026: Review Petition and review and consider adoption of Resolution accepting Petition for Inclusion of Walstad Property ID 8323000026 (enclosed)
- b. Review and consider acceptance of Galloway Engineering Proposal for Map Drawing (under separate cover)

**9. 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)**

**10. Other Business**

- a. Review and accept the 2024 Audited financial statements

**11. Adjourn**



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**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE  
CASCADE METROPOLITAN DISTRICT No. 1  
HELD OCTOBER 8, 2024  
AT 5:30 PM**

The Special Meeting of the Cascade Metropolitan District No. 1 (the "District") was duly held on Tuesday, the 8th day of October 2024 at 5:30 p.m. The meeting was in person at 614 N Tejon and via teleconference. The meeting was open to the public.

Attendance:

In attendance were Directors:

Susan Soloyanis	President
Jim Borden	Assistant Secretary

Directors Attending Virtually:

Mike Herr	Secretary/ Treasurer
Karole Campbell	Secretary
Erin Sullivan	Assistant Secretary

Also in attendance were:

Heather Hartung, Esq.	White Bear Ankele Hartung & Waldron, Attorneys at Law
Rebecca Harris	WSDM Managers
Beth Diana	WSDM Managers

1. Call to Order:

The meeting was called to order at 5:31 pm by President Soloyanis.

2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Harris confirmed a quorum of the Board was present and that each Director had confirmed their qualifications to serve. Ms. Hartung confirmed the Directors' conflicts of interest were properly filed.

3. Approval of Agenda:

Director Campbell moved to approve the Agenda as amended adding item 11(a) Discussion about the water tower; seconded by Director Sullivan. Motion passed unanimously

4. Consent Agenda Items (These items are considered to be routine and will be approved by one motion.)

- a. Approval of Board Meeting Minutes from special meeting on July 23, 2024
- b. Acceptance of Unaudited Financial Statements as of September 30, 2024 the schedule of cash position updated as of September 30, 2024 and bank statements
- c. Acceptance of Quarterly Report for Website Accessibility Matters
- d. Acceptance of Supplement to the 2023 Annual Report

After Discussion Director Herr moved to approve the consent agenda items with the removal of subsection b; seconded by Director Borden. Motion passes unanimously.

5. Consideration of items removed from the Consent Agenda:

- a. Item 4.b. Unaudited financial matters were removed from the consent agenda. Director Herr provided an update on getting access to the appropriate bank information.

6. Financial Matters:

- a. Review and consider approval of Resolution Certifying Delinquent Fees for Collection: After discussion Director Borden moved to approve the Resolution Certifying Delinquent Fees for Collection; seconded by Director Campbell. Motion passed unanimously.
- b. Conduct a Public Hearing on 2024 Budget Amendments and Consider Adoption of Resolution Amending the 2024 Budget: 2024 Budget Amendment was not needed.
- c. Conduct a Public Hearing on 2025 Budget and Consider Adoption of Resolution Adopting and Appropriating Funds: Director Borden moved to Open Public Hearing on 2025 Budget at 5:58 pm; seconded by Director Campbell. Motion passed unanimously. There was no public comment. Director Borden moved to close the Public Hearing on the 2025 Budget at 5:58 pm; seconded by Director Sullivan. Motion passed unanimously.

Ms. Hartung confirmed that WSDM Managers published the public notice for the Budget Hearing and confirmed no comments were received. Ms. Harris presented the 2025 Budget. After the discussion, Director Campbell moved to approve the 2025 Budget as presented; seconded by Director Herr. Motion passed unanimously.

7. Management Matters:

- a. Review of payment status and collection: Ms. Harris presented the collection matters.
- b. Update on Disposition of Assets: Ms. Harris provided no new updates on disposition of assets.

8. Insurance Matters

- a. Discuss and Review proposed General Liability Schedule and Limits and Property Schedule and consider approval and authorization to bind coverage: Ms. Harris reviewed the coverage. After the discussion, Director Campbell moved to approve the proposed General Liability Schedule and Limits and Property Schedule and binding coverage; seconded by Director Herr. Motion passed unanimously.
- b. Consider Authorization of Renewal of Special District Association of Colorado Membership for 2025: Ms. Harris review the SDA membership. After discussion, Director Borden moved to authorize the membership renewal; seconded by Director Sullivan. Motion passed unanimously.
- c. Consider approval of Workers' Compensation Coverage with Colorado Special Districts Property and Liability Pool: Ms. Harris presented the Workers Compensation coverage. After Discussion, Director Campbell moved to approve the Workers' Compensation Coverage; seconded by Director Sullivan. Motion passed unanimously.

9. Legal Matters:

- a. Discuss 2025 Meeting Dates: After discussion the Board agreed to hold 2025 meetings on May 20, 2025 and October 14, 2025 at 5:30 pm.
- b. Discuss 2024 Legislative Session and Memorandum: Ms. Hartung presented the Legislative memorandum.

- c. Review and consider approval of 2025 Annual Administrative Resolution: After discussion, Director Sullivan moved to approve the Annual Administrative Resolution, amended the meeting dates as discussed; seconded by Director Borden. Motion passed unanimously.
- d. Review and consider approval of Resolution Calling the May 6, 2025, Election and Appointing Ms. Harris as the Designated Election Official for the District: After discussion, Director Sullivan, moved to approve the Resolution Calling the May 6, 2025 Election; seconded by Director Herr. Motion passed unanimously.
- e. Review and consider approval of Resolution Amending the Public Records Request Policy: After discussion, Director Sullivan moved to approve the Resolution Amending the Public Records Request Policy; seconded by Director Campbell. Motion passed unanimously.
- f. Consider approval of Second Addendum to Management Agreement – Website Matters: After discussion, Director Borden, moved to approve the second addendum to Management Agreement seconded by Director Sullivan. Motion passed unanimously.
- g. Review and consider approval of WSDM Engagement letter: After discussion, Director Herr moved to approve the WSDM Engagement letter; seconded by director Borden. Motion passed unanimously.
- h. Review and consider approval of BiggsKofford 2024 Audit Engagement Letter: After discussion, Director Campbell moved to approve the BiggsKofford 2024 Audit Engagement letter; seconded by Director Sullivan. Motion passed unanimously.

10. Public Comment: No public comment.

11. Other business

- a. Discuss Water Tank: The Board discussed the stats of the water tank on Pyramid Mountain Road and identified the eventual need to find someone willing to demolish the tank.

12. Adjourn: President Soloyanis adjourned the meeting at 6:18 pm.

- a. Next Regular Meeting scheduled: May 20, 2025 at 5:30 pm

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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 8, 2024 MINUTES OF THE CASCADE METROPOLITAN DISTRICT NO. 1 BY THE BOARD OF DIRECTORS SIGNING BELOW:

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Mike Herr

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James Borden

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Susan Soloyanis

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Erin Sullivan

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Karole Campbell



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**MINUTES OF THE ANNUAL TOWN HALL MEETING OF THE BOARD OF DIRECTORS  
OF THE  
CASCADE METROPOLITAN DISTRICT No. 1  
HELD OCTOBER 8, 2024  
AT 5:00 PM**

The Town Hall Meeting of the Cascade Metropolitan District No. 1 (the "District") was duly held on Tuesday, the 8th day of October 2024 at 5:00 p.m. The meeting was in person at 614 N Tejon and via teleconference. The meeting was open to the public.

Attendance:

In attendance were Directors:

Susan Soloyanis	President
Jim Borden	Assistant Secretary

Directors Attending Virtually:

Mike Herr	Secretary/ Treasurer
Karole Campbell	Secretary
Erin Sullivan	Assistant Secretary

Also in attendance were:

Heather Hartung, Esq.	White Bear Ankele Hartung & Waldron, Attorneys at Law
Rebecca Harris	WSDM Managers
Beth Diana	WSDM Managers

1. **Call to Order:** The meeting was called to order at 5:00 p.m.
2. **Presentation Regarding the Status of Public Infrastructure Projects within the District:** President Soloyanis provided a presentation regarding the status of public infrastructure projects within the District.
3. **Presentation Regarding Outstanding Bonds:** President Soloyanis provided information on the remaining assets of the District, 2023 Series Bond.
4. **Review of Unaudited Financial Statements:** Ms. Harris provided a review of the unaudited financial statements.
5. **Open Floor for Questions:** There was no public in attendance and no questions posed during the Open Floor for Questions.
6. **Adjourn:** The meeting was adjourned at 5:09 p.m.

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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 8, 2024 MINUTES OF THE CASCADE METROPOLITAN DISTRICT NO. 1 BY THE BOARD OF DIRECTORS SIGNING BELOW:

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Mike Herr

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James Borden

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Susan Soloyanis

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Erin Sullivan

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Karole Campbell



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## Cascade Metropolitan District No. 1

## Balance Sheet

As of April 30, 2025

	Apr 30, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
ECB Checking	497,539.82
Total Checking/Savings	497,539.82
Accounts Receivable	
1-1200 · Accounts Receivable	68,130.56
1-1210 · Allowance for Doubtful Accounts	-5,000.00
Total Accounts Receivable	63,130.56
Total Current Assets	560,670.38
<b>TOTAL ASSETS</b>	<b>560,670.38</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
20000 · Accounts Payable	112,571.13
Total Accounts Payable	112,571.13
Other Current Liabilities	
Accrued Interest Series 2023	17,687.50
Current Portion Bond Payable	265,000.00
1-320 · Prepaid Charges	1,737.16
Total Other Current Liabilities	284,424.66
Total Current Liabilities	396,995.79
Long Term Liabilities	
Bonds Payable Series 2023	3,980,000.00
Bond Premium Series 2023	114,793.55
Total Long Term Liabilities	4,094,793.55
Total Liabilities	4,491,789.34
<b>Equity</b>	
3-3200 · Invested in Capital Assets	-4,192,805.87
30000 · Opening Balance Equity	-180,464.08
32000 · Retained Earnings	363,368.73
Net Income	78,782.26
Total Equity	-3,931,118.96
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>560,670.38</b>

**Cascade Metropolitan District No. 1**  
**Profit & Loss Budget vs. Actual**  
January through April 2025

**General Fund**

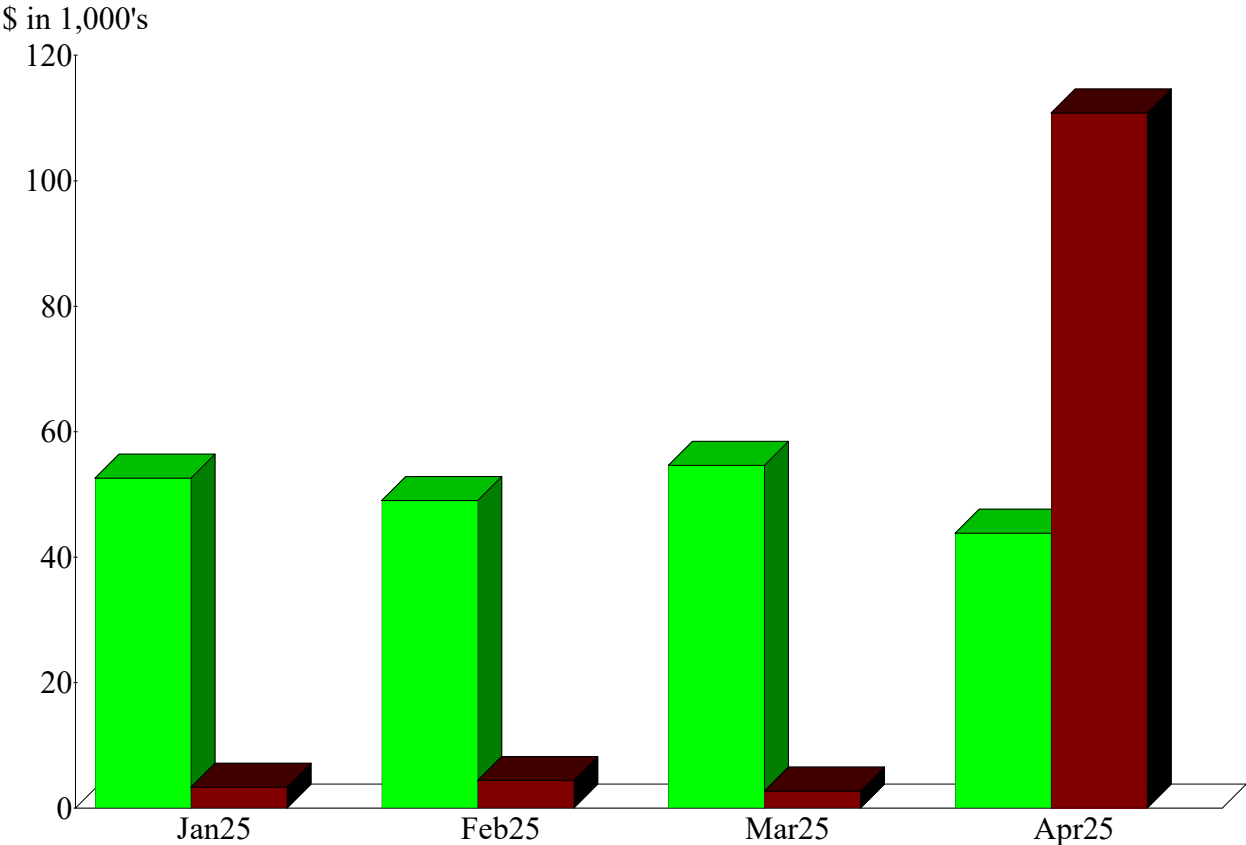
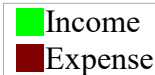
	TOTAL				
	Apr 25	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
1-506 · Operations Administrative Fee	3,451.70	26,266.75	36,129.00	-9,862.25	72.7%
1-510 · Late Fees	409.00	2,006.22	4,000.00	-1,993.78	50.16%
Total Income	3,860.70	28,272.97	40,129.00	-11,856.03	70.46%
Expense					
1-630 · Contingency	0.00	0.00	10,000.00	-10,000.00	0.0%
1-615 · Audit	0.00	0.00	10,250.00	-10,250.00	0.0%
1-618 · Bank Fees	0.00	0.02	100.00	-99.98	0.02%
1-635 · Election	0.00	455.80	10,000.00	-9,544.20	4.56%
1-670 · Insurance/SDA Dues	0.00	0.00	3,000.00	-3,000.00	0.0%
1-672 · Dues, Fees & Subscriptions	0.00	603.74	700.00	-96.26	86.25%
1-675 · Legal	2,194.65	4,573.46	10,000.00	-5,426.54	45.74%
1-680 · Management	2,000.00	8,000.00	24,000.00	-16,000.00	33.33%
1-684 · Expense-Collection Charges	0.00	168.00	1,000.00	-832.00	16.8%
1-760 · Office Supplies/Postage	469.34	1,357.92	5,000.00	-3,642.08	27.16%
Total Expense	4,663.99	15,158.94	74,050.00	-58,891.06	20.47%
Net Ordinary Income	-803.29	13,114.03	-33,921.00	47,035.03	-38.66%
Net Income	-803.29	13,114.03	-33,921.00	47,035.03	-38.66%

Cascade Metropolitan District No. 1  
Profit & Loss Budget vs. Actual  
January through April 2025

Debt Service Fund

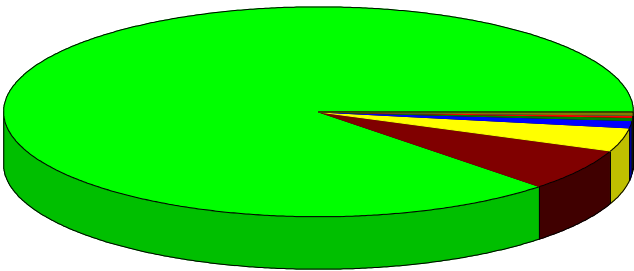
	TOTAL				
	Apr 25	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
1-510 · Late Fees	30.00	160.00			
2-510 · Debt Service Fee	39,925.74	171,633.23	514,425.00	-342,791.77	33.36%
Total Income	39,955.74	171,793.23	514,425.00	-342,631.77	33.4%
Expense					
1-630 · Contingency	0.00	0.00	10,000.00	-10,000.00	0.0%
1-618 · Bank Fees	0.00	0.00	4,000.00	-4,000.00	0.0%
2-910 · Series 2023 Interest					
2-911 · Series 2023 Principal	0.00	0.00	265,000.00	-265,000.00	0.0%
2-910 · Series 2023 Interest - Other	106,125.00	106,125.00	212,250.00	-106,125.00	50.0%
Total 2-910 · Series 2023 Interest	106,125.00	106,125.00	477,250.00	-371,125.00	22.24%
Total Expense	106,125.00	106,125.00	491,250.00	-385,125.00	21.6%
Net Ordinary Income	-66,169.26	65,668.23	23,175.00	42,493.23	283.36%
Net Income	-66,169.26	65,668.23	23,175.00	42,493.23	283.36%

Income and Expense by Month  
January through April 2025

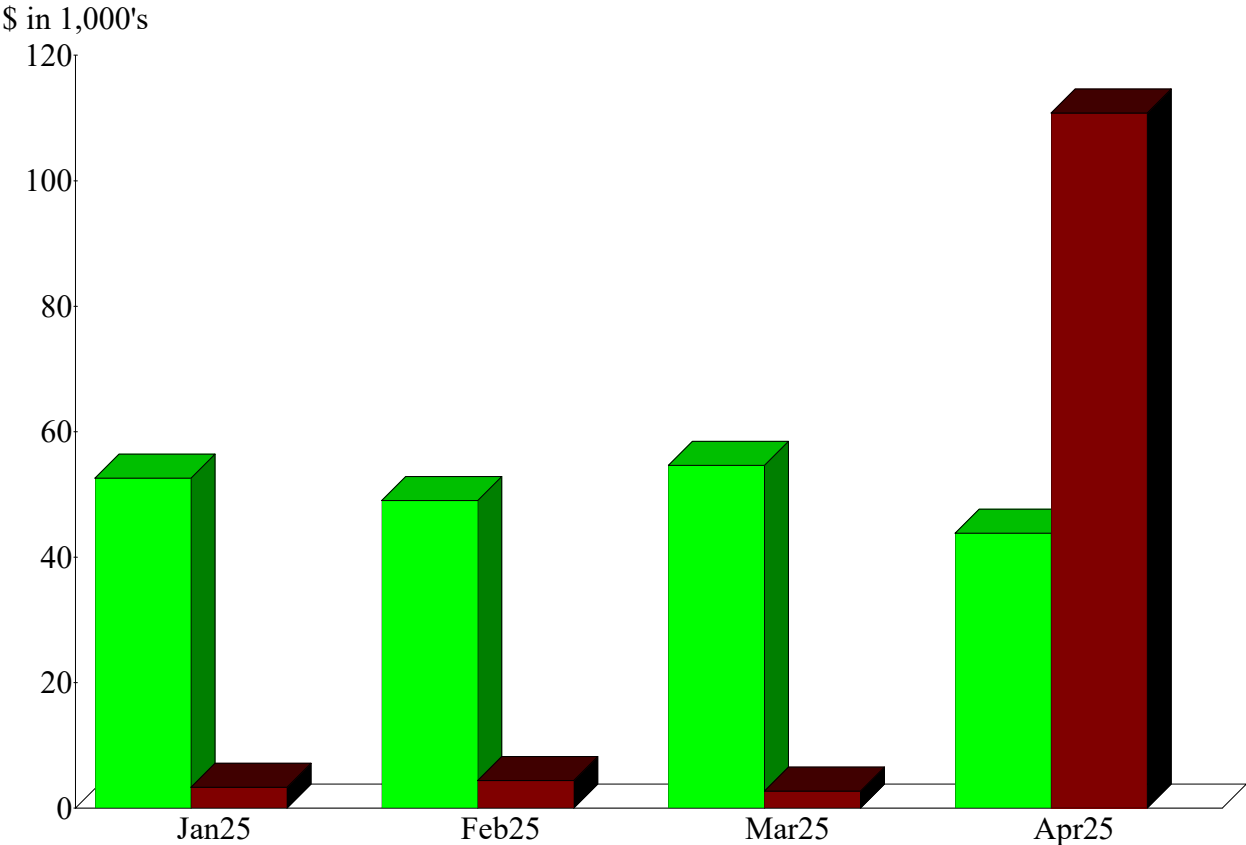


Expense Summary  
January through April 2025

2-910 · Series 2023 Interest	87.50%
1-680 · Management	6.60
1-675 · Legal	3.77
1-760 · Office Supplies/Postage	1.12
1-672 · Dues, Fees & Subscriptions	0.50
1-635 · Election	0.38
1-684 · Expense-Collection Charges	0.14
1-618 · Bank Fees	0.01
Total	\$121,283.94

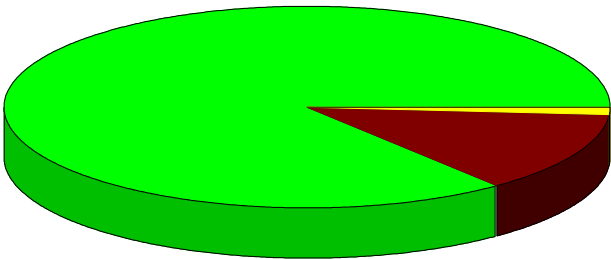


Income and Expense by Month  
January through April 2025



Income Summary  
January through April 2025

2-510 · Debt Service Fee	85.79%
1-506 · Operations Administrative Fee	13.13
1-510 · Late Fees	1.08
Total	\$200,066.20







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**Cascade Metropolitan District**  
**PAYMENT REQUEST**  
10/17/2024  
**GENERAL FUND ACCOUNT**

Company	Invoice	Date	Amount	Comments
Colorado Special Districts Prop & Liab Pool	25PL-61409-1717	9/25/2024	\$ 2,041.00	
White Bear Ankele Tanaka & Waldron	34377	3/31/2024	\$ 360.57	
White Bear Ankele Tanaka & Waldron	37359	9/30/2024	\$ 2,617.35	
White Bear Ankele Tanaka & Waldron	37401	9/30/2024	\$ 1,200.00	
WSDM District Managers	412	9/30/2024	\$ 2,248.29	
<b>TOTAL</b>			<b>8,467.21</b>	

TOTAL FOR ALL FUNDS

\$ 8,467.21

ECB Checking Account Balance

\$ 541,290.73

Payables for this month

\$ (8,467.21)

Checking Balance After Draw

\$ 532,823.52

# Cascade Metropolitan District

## PAYMENT REQUEST

11/19/2024

### GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Mailing Services Inc	19861	10/16/2024	\$ 273.72	
UMB, NA	CMD23	10/21/2024	\$ 347,000.00	
White Bear Ankele Tanaka & Waldron	37910	10/31/2024	\$ 1,758.53	
WSDM District Managers	462	10/31/2024	\$ 2,167.10	
<b>TOTAL</b>			<b>351,199.35</b>	

#### TOTAL FOR ALL FUNDS

\$ 351,199.35

\_\_\_\_\_, President

ECB Checking Account Balance	\$ 576,305.47
Payables for this month	\$ (351,199.35)
Checking Balance After Draw	<u>\$ 225,106.12</u>

**Cascade Metropolitan District**  
**PAYMENT REQUEST**  
12/9/2024  
**GENERAL FUND ACCOUNT**

Company	Invoice	Date	Amount	Comments
White Bear Ankele Tanaka & Waldron	38347	11/30/2024	\$ 565.30	
WSDM District Managers	510	11/30/2024	\$ 2,099.00	
<b>TOTAL</b>			<b>2,664.30</b>	

**TOTAL FOR ALL FUNDS**

**\$ 2,664.30**

\_\_\_\_\_, President

ECB Checking Account Balance	\$ 271,398.13
Payables for this month	<u>\$ (2,664.30)</u>
Checking Balance After Draw	\$ 268,733.83

# Cascade Metropolitan District

## PAYMENT REQUEST

1/16/2025

### GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Mailing Services Inc	20008	12/8/2024	\$ 247.34	
Mailing Services Inc	20079	12/28/2024	\$ 273.72	
White Bear Ankele Tanaka & Waldron	38841	12/31/2024	\$ 726.73	
WSDM District Managers	558	12/31/2024	\$ 2,226.03	
<b>TOTAL</b>			<b>3,473.82</b>	

#### TOTAL FOR ALL FUNDS

\$ 3,473.82

\_\_\_\_\_, President

ECB Checking Account Balance	\$ 321,936.35
Payables for this month	\$ (3,473.82)
Checking Balance After Draw	<u>\$ 318,462.53</u>

**Cascade Metropolitan District**  
**PAYMENT REQUEST**  
2/19/2025  
**GENERAL FUND ACCOUNT**

Company	Invoice	Date	Amount	Comments
Gran Farnum Printing	11117-25-C	1/28/2025	\$ 213.00	
Mailing Services Inc	20225	2/10/2025	\$ 273.72	
White Bear Ankele Tanaka & Waldron	39370	1/31/2025	\$ 509.94	
White Bear Ankele Tanaka & Waldron	39389	1/31/2025	\$ 168.00	
WSDM District Managers	610	1/31/2025	\$ 2,185.45	
<b>TOTAL</b>			<b>3,350.11</b>	

**TOTAL FOR ALL FUNDS**

\$ 3,350.11

\_\_\_\_\_, President

ECB Checking Account Balance	\$ 372,111.03
Payables for this month	<u>\$ (3,350.11)</u>
Checking Balance After Draw	\$ 368,760.92

**Cascade Metropolitan District**  
**PAYMENT REQUEST**  
3/17/2025  
**GENERAL FUND ACCOUNT**

Company	Invoice	Date	Amount	Comments
Mailing Services Inc	20135	1/8/2025	\$ 248.72	
White Bear Ankele Tanaka & Waldron	39877	2/28/2025	\$ 1,325.92	
WSDM District Managers	658	2/28/2025	\$ 2,229.47	
<b>TOTAL</b>			<b>3,804.11</b>	

**TOTAL FOR ALL FUNDS**

\$ 3,804.11

\_\_\_\_\_, President

ECB Checking Account Balance	\$ 414,850.23
Payables for this month	\$ (3,804.11)
Checking Balance After Draw	<u>\$ 411,046.12</u>

**Cascade Metropolitan District**  
**PAYMENT REQUEST**  
4/15/2025  
**GENERAL FUND ACCOUNT**

Company	Invoice	Date	Amount	Comments
Mailing Services Inc	20401	4/7/2025	\$ 273.03	
Special District Association	2025	2/19/2025	\$ 603.74	
White Bear Ankele Tanaka & Waldron	40388	3/31/2025	\$ 542.95	
WSDM District Managers	699	3/31/2025	\$ 2,194.02	
<b>TOTAL</b>			<b>3,613.74</b>	

**TOTAL FOR ALL FUNDS**

**\$ 3,613.74**

\_\_\_\_\_, President

ECB Checking Account Balance	\$ 463,578.72
Payables for this month	\$ (3,613.74)
Checking Balance After Draw	\$ 459,964.98



**Cascade Metropolitan District**  
**PAYMENT REQUEST**  
5/20/2025  
**GENERAL FUND ACCOUNT**

Company	Invoice	Date	Amount	Comments
White Bear Ankele Tanaka & Waldron	40889	4/30/2025	\$ 2,194.65	
WSDM District Managers	754	4/30/2025	\$ 2,196.31	
<b>TOTAL</b>			<b>4,390.96</b>	

**BOND FUND ACCOUNT**

Description	Date	Amount	Comments
UMB Series 2023 Bonds	4/3/2025	\$ 106,125.00	June 1 Int Pmt
<b>TOTAL</b>		<b>\$ 106,125.00</b>	

**TOTAL FOR ALL FUNDS**

**\$ 110,515.96**

\_\_\_\_\_, President

ECB Checking Account Balance	\$ 501,158.32
Payables for this month	\$ (110,515.96)
Checking Balance After Draw	<u>\$ 390,642.36</u>



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

**DESIGNATING MEETING NOTICE POSTING LOCATION**

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WHEREAS, the Cascade Metropolitan District No. 1 (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to §24-6-402(1)(a), C.R.S., the District is a local public body and subject to the provisions of §§24-6-401, et seq., C.R.S.; and

WHEREAS, pursuant to §32-1-903(2) and §24-6-402(2)(c), C.R.S., the District shall be considered to have given full and timely notice to the public if notice of the meeting is posted, with specific agenda information if available, on a public website of the District no less than twenty-four (24) hours prior to the meeting; and

WHEREAS, pursuant to §24-6-402(2)(c), C.R.S., the District shall make the notice posted on the public website accessible at no charge to the public, consider linking the notice to any appropriate social media accounts of the District, and, to the extent feasible, make the notices searchable by type of meeting, date of meeting, time of meeting, agenda contents, and any other category deemed appropriate by the District; and

WHEREAS, pursuant to §24-6-402(2)(c), C.R.S., the District shall designate a place within the boundaries of the local public body at which it may post a notice no less than twenty-four (24) hours in advance of the meeting in the event that the District is unable to post the notice online due to exigent or emergency circumstances.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARDS AS FOLLOWS:

1. Pursuant to §24-6-402(2)(c), C.R.S., the Board hereby designates <https://cascademd1.colorado.gov> as the website at which notices of District meetings will be posted twenty-four (24) hours in advance.
2. Pursuant to §24-6-402(2)(c), C.R.S., the Board hereby designates the following location for the posting of its meeting notices twenty-four (24) hours in advance in the event that the District is unable to post notice on the District's website:

Ute Pass Library, Cascade, Colorado

ADOPTED MAY 20, 2025.

**DISTRICT:**

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

By: \_\_\_\_\_  
Officer of the District

Attest:

By: \_\_\_\_\_

**APPROVED AS TO FORM:**

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

*[Signature Page to Resolution Designating the Meeting Notice Posting Location]*



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## NOTICE OF PUBLIC HEARING ON INCLUSION

4551 Pyramid Mountain Road (8323000026)

NOTICE IS HEREBY GIVEN to all interested persons that a Petition for Inclusion of Property (the “Petition”) has been or is expected to be filed with the Board of Directors of Cascade Metropolitan District No. 1, El Paso County, Colorado (the “District”). The Petition requests that the property described below be included into the District. The Petition shall be heard at a public meeting on May 20, 2025 at 5:30 p.m., via teleconference.

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

Meeting ID: 591798670

Or dial: +1 (213) 463-4500

Access Code / Meeting ID: 591798670

The names and address of the Petitioners and a description of the property to be included are as follows:

Names of Petitioners: Robert E. Walstad and Belle J. Walstad

Address of Petitioners: PO Box 205  
Cascade, Colorado 80809

General Description of Property: 4551 Pyramid Mountain Road (8323000026)

TR IN E2SW4 SEC 23-13-68 LY NELY OF PYRAMID MTN RD LY SLY OF TR CONV  
BY REC #210114997

NOTICE IS FURTHER GIVEN to all interested persons that they shall appear at the public meeting and show cause in writing why such Petition should not be granted.

**BY ORDER OF THE BOARD OF DIRECTORS OF CASCADE METROPOLITAN DISTRICT NO. 1.**

By: WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law  
General Counsel to the District

PUBLISHED IN: *The Gazette*  
PUBLISHED ON: April 30, 2025

April 5, 2025

Rebecca Harris  
Cascade Water District #1 WSDM  
614 N. Tejon St.  
Colorado Springs, CO 80903  
Rebecca.h@wsdistricts.co

Matthew Roberts  
Colorado Springs Utilities  
2880 International Circle, Suite 210  
Colorado Springs, CO 80910  
maroberts@csu.org

Dear Rebecca and Matthew,

Thank you for your help thus far regarding parcel # 8323000026 on Pyramid Mountain Road in Cascade Colorado. As of Friday March 4, 2025 my wife and I, Andrew R and Guenna C Mullet are under contract to purchase this parcel from Robert E. and Belle J Walstad. We are requesting that Cascade Water District #1 would include this parcel into their water district, and then upon inclusion to the district, that Colorado Springs Utilities would then grant permission to tap the main in Pyramid Mountain Road. The intended use of the property will be to Rezone to the original zoning of R-T. We are proposing to build a single family home below the CSU 7700' elevation boundary.

To satisfy the zoning change and platting applications of the parcel, we also request a letter stating that water is available from CSU for a period of up to 300 years.

We also agree to pay for costs that may be incurred for Cascade Water District #1 to include this parcel into their district.

Included: Petition for Inclusion

Sincerely yours,

A handwritten signature in black ink that reads "Andy Mullet". The signature is written in a cursive, slightly slanted style.

Andrew R. Mullet

[amullet@sbcglobal.net](mailto:amullet@sbcglobal.net)

719.419.2300

**PETITION FOR INCLUSION OF PROPERTY**

**(Parcel Descriptor)**

**#832300026**

**TR IN E2SW4 SEC 23-13-68 LY NELY OF PYRAMID MTN RD LY SLY OF TR CONV**  
**BY REC #210114997**

TO: THE BOARD OF DIRECTORS OF THE  
CASCADE WATER METROPOLITAN DISTRICT [NO. 1 ],  
CITY/TOWN OF CASCADE, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-401, *et seq.*, C.R.S., ROBERT E. & BELLE J. WALSTAD, a a[n] [individual] (the "Petitioner"), hereby respectfully requests that the CASCADE METROPOLITAN DISTRICT [NO. 1] (the "District"), by and through its Board of Directors, include the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), into the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity, or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order by the District Court in and for EL PASO County, including the Property into the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of the public hearing on the Petition has been published.

The name and address of the Petitioner are as follows:

ROBERT E & BELLE J. WALSTAD  
PO BOX 205  
CASCADE, CO 80809

***Remainder of page intentionally left blank. Signature page follows.***



**PETITIONER:**

Robert E Walstad  
Belle J Walstad, a Individuals

Robert E Walstad & Belle J Walstad

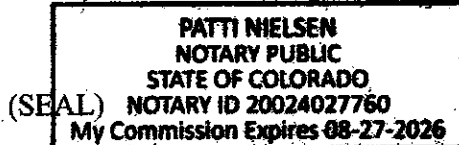
Printed Name: Robert E Walstad Belle J Walstad

Title: \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
COUNTY OF El Paso )

The above and foregoing instrument was acknowledged before me this 8 day of April  
2015, by Robert E Walstad & Belle J Walstad, as Petitioner of  
Inclusion of Property  
#8323000026

WITNESS my hand and official seal.



Patti Nielsen  
Notary Public

My commission expires: 08-27-2026

#8323000026

**Signature Page to Petition for Inclusion of Real Property**  
**(Insert Property Descriptor Here)**

**RESOLUTION AND ORDER FOR INCLUSION OF PROPERTY  
BY THE  
BOARD OF DIRECTORS  
OF THE  
CASCADE METROPOLITAN DISTRICT NO. 1**

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WHEREAS, Robert E. Walstad and Belle J. Walstad, whose address is PO Box 205, Cascade Colorado 80809 (the “Petitioners”), filed with the Cascade Metropolitan District No. 1 (the “District”) a Petition for Inclusion of Real Property (the “Petition”), a copy of which is attached hereto as **Exhibit A**, and incorporated herein by this reference; and

WHEREAS, the Petitioners represents that they are one hundred percent (100%) fee owners of the real property described in the Petition (the “Property”); and

WHEREAS, the Petition requests that the Board of Directors of the District (the “Board”) include the Property into the District, in accordance with § 32-1-401(1)(a), C.R.S.; and

WHEREAS, pursuant to the provisions of § 32-1-401(1)(b), C.R.S., publication of notice of the filing of the Petition and the place, time, and date of the public meeting at which the Petition would be considered, the name and address of the Petitioners, and notice that all persons interested shall appear at such time and place and show cause in writing why the Petition should not be granted, was made in *The Colorado Springs Gazette* on April 30, 2025. The Affidavit of Publication is attached hereto as **Exhibit B** and incorporated herein by this reference (the “Affidavit of Publication”); and

WHEREAS, no written objection to the inclusion was filed by any person; and

WHEREAS, the Petition was heard at a public meeting of the Board held on May 20, 2025, at the hour of 5:30 p.m.; and

WHEREAS, the Board has reviewed the Petition and all relevant information related thereto; and

WHEREAS, Board desires to grant the Petition and approve the inclusion of the Property into the District.

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

1. Grant of Petition. The Board hereby grants the Petition and orders the inclusion of the Property into the District.
2. Effective Date of Resolution. This Resolution shall become effective as of the date hereof.

3. Motion and Order for Inclusion. The Board hereby directs its legal counsel to file a motion with the District Court in and for El Paso County seeking an Order for Inclusion.

***Remainder of page intentionally left blank. Signature page follows.***

ADOPTED this 20<sup>th</sup> day of May 2025.

CASCADE METROPOLITAN DISTRICT NO. 1

---

Officer of the District

ATTEST:

---

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

---

General Counsel to the District

**CERTIFICATION OF RESOLUTION**

I hereby certify that the foregoing constitutes a true and correct copy of the Resolution and Order for Inclusion of Real Property adopted by the Board at a meeting held on May 20, 2025 via teleconference.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 20th day of May 2025.

---

Signature

**EXHIBIT A**  
**TO RESOLUTION AND ORDER FOR INCLUSION OF PROPERTY**  
**(Petition for Inclusion)**

PETITION FOR INCLUSION OF PROPERTY

(Parcel Descriptor)

#832300026

TR IN E2SW4 SEC 23-13-68 LY NELY OF PYRAMID MTN RD LY SLY OF TR CONV  
BY REC #210114997

TO: THE BOARD OF DIRECTORS OF THE  
CASCADE WATER METROPOLITAN DISTRICT [NO. 1],  
CITY/TOWN OF CASCADE, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-401, *et seq.*, C.R.S., ROBERT E. & BELLE J. WALSTAD, a a[n] [individual] (the "Petitioner"), hereby respectfully requests that the CASCADE METROPOLITAN DISTRICT [NO. 1] (the "District"), by and through its Board of Directors, include the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), into the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity, or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order by the District Court in and for EL PASO County, including the Property into the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of the public hearing on the Petition has been published.

The name and address of the Petitioner are as follows:

ROBERT E & BELLE J. WALSTAD  
PO BOX 205  
CASCADE, CO 80809

*Remainder of page intentionally left blank. Signature page follows.*

**PETITIONER:**

Robert E Walstad  
Belle J Walstad, a Individual's

Robert E Walstad & Belle J Walstad

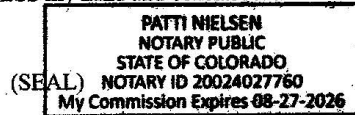
Printed Name: Robert E Walstad Belle J Walstad

Title: \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
COUNTY OF El Paso )

The above and foregoing instrument was acknowledged before me this 8 day of April  
2025, by Robert E Walstad & Belle J Walstad, as Petitioner of  
Inclusion of Property  
#8323000026

WITNESS my hand and official seal.



Patti Nielsen  
Notary Public

My commission expires: 08-27-2026

#8323000026

**Signature Page to Petition for Inclusion of Real Property**  
**(Insert Property Descriptor Here)**

**AFFIDAVIT OF PUBLICATION**

**STATE OF COLORADO  
COUNTY OF El Paso**

I, Fredrick Rogers, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 04/30/2025**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



**Fred Rogers  
Sales Center Agent**

Subscribed and sworn to me this 04/30/2025, at said City of Colorado Springs, El Paso County, Colorado.  
My commission expires December 15, 2025.



**Karen Hogan  
Notary Public  
The Gazette**



Document Authentication Number 20224024441-073212

<p><b>NOTICE OF PUBLIC HEARING ON INCLUSION</b> 4551 Pyramid Mountain Road (8323000026)</p> <p>NOTICE IS HEREBY GIVEN to all interested persons that a Petition for Inclusion of Property (the "Petition") has been or is expected to be filed with the Board of Directors of Cascade Metropolitan District No. 1, El Paso County, Colorado (the "District"). The Petition requests that the property described below be included into the District. The Petition shall be heard at a public meeting on May 20, 2025 at 5:30 p.m., via teleconference.</p> <p><a href="https://video.cloudoffice.avaya.com/join/591798670">https://video.cloudoffice.avaya.com/join/591798670</a> Meeting ID: 591798670 Or dial: +1 (213) 463-4500 Access Code / Meeting ID: 591798670</p> <p>The names and address of the Petitioners and a description of the property to be included are as follows:</p> <p>Names of Petitioners: Robert E. Walstad and Belle J. Walstad Address of Petitioners: PO Box 205 Cascade, Colorado 80809 General Description of Property: 4551 Pyramid Mountain Road (8323000026)</p> <p>TR IN E2SW4 SEC 23-13-68 LY NELY OF PYRAMID MTN RD LY SLY OF TR CONV BY REC #210114997</p> <p>NOTICE IS FURTHER GIVEN to all interested persons that they shall appear at the public meeting and show cause in writing why such Petition should not be granted.</p> <p><b>BY ORDER OF THE BOARD OF DIRECTORS OF CASCADE METROPOLITAN DISTRICT NO. 1.</b> By: WHITE BEAR ANKELE TANAKA &amp; WALDRON Attorneys at Law General Counsel to the Districts Published in The Gazette April 30, 2025.</p>
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1. Pursuant to § 32-1-401(1)(a), C.R.S., on April 8, 2025, Robert E. Walstad and Belle J. Walstad, as one hundred percent (100%) fee owners of the Property, petitioned the District for the inclusion of the Property into the boundaries of the District (the “Petition”).

2. Pursuant to § 32-1-401(1)(b), C.R.S., the Board shall hear the Petition at a public meeting after publication of notice of the filing of such Petition, including a description of the Property; the place, time, and date of such meeting; the names and addresses of the petitioners; and notice that all persons interested shall appear at such time and place and show cause in writing why the Petition should not be granted.

3. On April 30, 2025, notice was duly published in *The Colorado Springs Gazette*, a newspaper of general circulation within the District. An Affidavit of Publication is attached hereto as **Exhibit B** and incorporated herein by this reference.

4. On May 20, 2025, the Board duly held a public meeting at which the Petition was heard. No objecting parties appeared at the public meeting nor were there filed any written objections to the inclusion of the Property.

5. Pursuant to § 32-1-401(1)(c)(I), C.R.S., the Board granted the Petition and ordered the Property to be included within the boundaries of the District, subject to any conditions set forth in the Resolution and Order adopted by the Board. The Resolution and Order of the Board is attached hereto as **Exhibit C** and incorporated herein by this reference.

6. It is in the best interests of the District that the Court order the Property included into the boundaries of the District.

7. The Board hereby moves this Court for an Order for Inclusion of the Property.

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

---

Heather L. Hartung, #39142  
Matt R. Fegan, #57425

ATTORNEYS FOR THE PETITIONER

**EXHIBIT A**  
**(Legal Description)**

TR IN E2SW4 SEC 23-13-68 LY NELY OF PYRAMID MTN RD LY SLY OF TR CONV BY  
REC #210114997

**EXHIBIT B**  
**(Affidavit of Publication)**

219357

## AFFIDAVIT OF PUBLICATION

STATE OF COLORADO  
COUNTY OF El Paso

I, Fredrick Rogers, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 04/30/2025**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof; and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



Fred Rogers  
Sales Center Agent

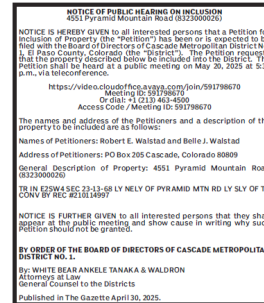
Subscribed and sworn to me this 04/30/2025, at said City of Colorado Springs, El Paso County, Colorado.  
My commission expires December 15, 2025.



Karen Hogan  
Notary Public  
The Gazette



Document Authentication Number 20224024441-073212



**EXHIBIT C**  
**(Resolution and Order of the District Board)**

DISTRICT COURT, EL PASO COUNTY, COLORADO  Court Address: 270 S. Tejon Street Colorado Springs, CO 80903  Telephone: (719) 452-5000	          <p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p>
<b>Petitioners:</b>  CASCADE METROPOLITAN DISTRICT NO. 1	
<b>By the Court:</b>     	Case Number: 04CV3800  Division: 5  Courtroom: ____
<p style="text-align: center;"><b>ORDER FOR INCLUSION</b></p>	

THIS MATTER comes before the Court pursuant to § 32-1-401(1), C.R.S., on Motion for an Order for Inclusion of property into the boundaries of the Cascade Metropolitan District No. 1, El Paso County, Colorado (the “District”). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the “Property”), shall be and is hereby included within the boundaries of the District.

2. That, in accordance with § 32-1-402(1)(b), C.R.S., after the date of this Order, the Property shall be subject to all of the taxes and charges imposed by the District and shall be liable for its proportionate share of existing bonded indebtedness of the District, except as owners may be exempt by law.

3. In accordance with § 32-1-402(1)(c), C.R.S., the Property shall be liable for its proportionate share of annual operation and maintenance charges and the cost of facilities of the District and taxes, rates, fees, tolls, or charges shall be certified and levied or assessed therefor.

4. In accordance with § 32-1-402(1)(f), C.R.S., the District’s facility and service standards which are applied within the included area shall be compatible with the facility and service standards of adjacent municipalities.



5. The District shall file this order in accordance with the provisions of § 32-1-105,  
C.R.S.

DONE AND EFFECTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

BY THE COURT:

\_\_\_\_\_  
District Court Judge

**EXHIBIT A**  
**(Legal Description of Inclusion Property)**

TR IN E2SW4 SEC 23-13-68 LY NELY OF PYRAMID MTN RD LY SLY OF TR CONV BY  
REC #210114997