

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
CASCADE METROPOLITAN DISTRICT No. 1  
HELD MAY 20, 2025  
AT 5:30 PM**

The Regular Meeting of the Cascade Metropolitan District No. 1 (the "District") was duly held on Tuesday, the 20th day of May 2025 at 5:30 p.m. The meeting was held in person at 614 N Tejon and via teleconference. The meeting was open to the public.

Attendance:

In attendance were Directors:

Jim Borden                      Assistant Secretary

Directors Attending Virtually:

Susan Soloyanis              President  
Mike Herr                      Secretary/ Treasurer  
Karole Campbell              Secretary

Directors Absent:

Erin Sullivan                      Assistant Secretary

Also in attendance were:

Heather Hartung, Esq.        White Bear Ankele Hartung & Waldron, Attorneys at Law  
Rebecca Harris                WSDM Managers  
Amber Hardekopf              WSDM Managers  
Andy Mullet                      Member of the Public

1. Call to Order:

The meeting was called to order at 5:33 pm by Ms. Harris.

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. Director Borden moved to excuse Director Sullivan; seconded by Director Herr. Motion passed unanimously.

3. Approval of Agenda:

Director Herr moved to approve the Agenda as presented; seconded by Director Campbell. Motion passed unanimously

4. Consider Election of Board Member Officer Positions:

After discussion Director Campbell moved to keep the positions as currently listed; seconded by President Soloyanis. Motion passed unanimously.

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

- a. Approval of Board Meeting Minutes from the special meeting on October 8, 2024 and Town Hall Meeting Minutes from October 8, 2024
- b. Acceptance of Unaudited Financial Statements as of April 30, 2025, the schedule of

- cash position updated as of April 30, 2025, and bank statements
- c. Acceptance of Quarterly Report for Website Accessibility Matters
- d. Approval of Resolution Designating Meeting Notice Posting Location
- e. Acceptance of 2024 Annual Report on Service Plan

Ms. Harris requested to remove item 5.c. from the Consent Agenda. After the Discussion, Director Campbell moved to approve the consent agenda items with the removal of subsection c; seconded by Director Borden. Motion passes unanimously.

6. Consideration of items removed from the Consent Agenda:
  - a. Item 5.c. Quarterly report of website accessibility matters was removed from the consent agenda. Ms. Harris will provide the report to the Board.
7. Management Matters:
  - a. Discuss ADA website accessibility matters: Ms. Harris informed the Board that WSDM is in the process of applying for a grant that will help fund the efforts to have a manual accessibility audit performed on the website. She will keep the board updated as this progresses.
  - b. Review of payment status and collection: Ms. Harris presented the collection matters.
  - c. Update on Disposition of Assets: Ms. Harris provided that it is still a struggle to find anyone interested in taking ownership of the tracts the Metro owns. Board had further discussion on how to dispose of those assets. No decision was made at this time.
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: Ms. Hartung presented the petition for inclusion of Walsted Property ID8323000026 and noted proper publication was made. The public hearing on the Petition for Inclusion was opened. Ms. Hartung confirmed that Notice of the public hearing on the Petition on Inclusion was published in accordance with Colorado law and no written objects or comments were received. She further stated that the Affidavit of Publication had been received. Ms. Hartung also explained the inclusion process and stated that the Property Owner will be responsible for covering costs associated with the process of inclusion, She further explained that the Cascade Metropolitan District No. 1 is not guaranteeing water service or providing any infrastructure. The Property Owner will need to obtain water service and discuss infrastructure and all associated matters with Colorado Springs Utilities. After discussion and closing of the public hearing President Soloyanis moved to grant the petition and to adopt the Resolution accepting Petition for Inclusion of Walstad Property ID 8323000026; seconded by Director Borden. Motion passed unanimously.
  - b. Review and consider acceptance of Galloway Engineering Proposal for Map Drawing: Ms. Harris presented the Map drawing proposal. After discussion President Soloyanis moved to accept Galloway Engineering Proposal for Map Drawing; seconded by Director Campbell. Motion passed unanimously.
9. Public Comment: No public comment.

10. Other business

- a. Review and accept the 2024 Audited Financial statements: Ms. Harris presented the 2024 Audit Financial Statements and Management Representation Letter. After discussion Director Herr moved to accept the 2024 Audited Financial Statements, subject to final review by legal counsel and accountants; seconded by President Soloyanis. Motion passed unanimously.

11. Adjourn: President Soloyanis adjourned the meeting at 6:33 pm.
  - a. Next Regular Meeting scheduled: October 14, 2025 at 5:30 pm

*Rebecca Harris*

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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 20, 2025, MINUTES OF THE CASCADE METROPOLITAN DISTRICT NO. 1 BY THE BOARD OF DIRECTORS SIGNING BELOW:

*Mike Herr*

Mike Herr (Oct 15, 2025 10:55:59 MDT)

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Mike Herr

*James Borden*

James Borden (Oct 15, 2025 11:54:26 MDT)

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James Borden

*Susan Soloyanis*

Susan Soloyanis (Oct 15, 2025 10:39:33 MDT)

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Susan Soloyanis

*Erin Sullivan*

Erin Sullivan (Oct 15, 2025 10:56:56 MDT)

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Erin Sullivan

*Karole Campbell*

Karole Campbell (Oct 16, 2025 11:51:21 MDT)

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Karole Campbell












# CMD1 Board Meeting Minutes 5-20-2025

Final Audit Report

2025-10-16

Created:	2025-10-15
By:	Rebecca Harris (rebecca.h@wsdistricts.co)
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-  Document created by Rebecca Harris (rebecca.h@wsdistricts.co)  
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-  Email viewed by soloyanis@icloud.com  
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-  Signer soloyanis@icloud.com entered name at signing as Susan Soloyanis  
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Signer erinsullivan405@gmail.com entered name at signing as Erin Sullivan

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Signer karole@madwomanms.com entered name at signing as Karole Campbell

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Signature Date: 2025-10-16 - 5:51:21 PM GMT - Time Source: server



Agreement completed.

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