

**CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT
NOTICE OF SPECIAL BOARD MEETING AND AGENDA**

Tuesday, May 13, 2025, at 5:30 PM (MST)

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

At 614 N Tejon St, Colorado Springs, CO 80903

- AND -

Please join meeting from your computer, tablet or smartphone.

[Join the meeting now](#)

Meeting ID: 211 206 765 844

Passcode: rY2d7Qy2

Public Invited to Attend

Board of Director	Title	Term Expiration
Matt Grage	President	May 2027
James Bensberg	TBD	May 2029
Debbie Van Ness	Director	May 2027
Roger Peyton	Director	May 2027
VACANT	TBD	May 2029

AGENDA

- 1. Call to Order**
- 2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures**
- 3. Approval of Agenda**
- 4. Review and consider appointment to vacancy and Appointment of officer positions**
- 5. Review and Consider Approval of Board Meeting Minutes from December 4, 2024 (enclosed)**
- 6. Financial Review**
 - Review and accept Unaudited Financial statements through April 30, 2025 (enclosed)
 - Review and ratify the acceptance of payable through the period ending May 13, 2025 (enclosed)
- 7. Public Comment**
- 8. Other Business**
 - Cheyenne Creek Stabilization Project
- 9. Adjourn**



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**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT
HELD DECEMBER 4, 2024 AT 4:00 PM**

Pursuant to posted notice, the special meeting of the Board of Directors (the “Board”) of the Cheyenne Creek Metropolitan Park and Water District (the “District”) was held on Wednesday, December 4, 2024, at 4:00 PM, at 614 N. Tejon St., Colorado Springs, Colorado 80903, and via electronic means and telephone conference call.

Attendance:

In attendance were Directors:

Matt Grage, President, (Excused)
Val Schoenherr, Secretary/Treasurer
Gordon Loux, Director
Debbie Van Ness, Director
Roger Peyton, Director (Excused)

Also in attendance were:

Sue Gonzales, WSDM
Rebecca Harris, WSDM
Brenda Juarez, WSDM

1. Call to Order: Director Schoenherr called the meeting to order at 4:01 p.m.
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures: Director Schoener confirmed that a quorum was present. No disclosures were made.
3. Approval of Agenda: The Board approved the Agenda as presented by Ms. Harris. After review, Director Van Ness moved to approve the Agenda, seconded by Director Loux. Motion passed unanimously.
4. Review and Consider Approval of Board Meeting Minutes from November 29, 2023: After review, Director Van Ness moved to approve the November 29, 2023 Minutes; seconded by Director Loux. Motion passed unanimously.
5. Conduct Public Hearing on 2024 Budget Amendment and 2025 Budget Adoption: Director Schoener moved to open the public hearing at 4:09 p.m., seconded by Director Van Ness. Motion passed unanimously. After no public comment, Director Van Ness moved to close the public hearing at 4:09 p.m., seconded by Director Schoener.
 - a. Review and Consider a Resolution to adopt the 2024 Budget Amendment and 2025 Budget: Ms. Harris did not advise of an amendment for the 2024 Budget. Ms. Harris presented the 2025 Budget. The Board directed Ms. Harris to cut the board meeting expense in the 2025 budget. After review, Director Schoenherr moved to approve the 2025 budget as amended; seconded by Director Van Ness. Motion passed unanimously

6. Legal Matters:

- a. Discuss 2025 Meeting Dates: The Board scheduled the 2025 Board Meetings for 2nd Wednesday in May of 2025 and the 2nd Wednesday in November.
- b. Review and consider approval of WSDM Engagement letter: Ms. Harris presented the WSDM engagement letter and advised there were no changes in the fee. After review, Director Schoenherr moved to approve the WSDM Engagement letter; seconded by Director Van Ness. Motion passed unanimously.
- c. Review and consider Resolution Calling the May 6, 2025 Election: Ms. Harris advised there are two seats on the Board that are up for election and that the Resolution lists WSDM as the elected DEO. Ms. Harris also noted that if there are no qualified nominees, the election may be cancelled. Ms. Harris also outlined the guidelines for the nomination and election process. After review, Director Schoenherr moved to adopt the Resolution Calling the May 6, 2025 Election as amended, seconded by Director Loux. Motion passed unanimously.
- d. Review and consider Resolution to apply for 2024 Audit Exemption: Ms. Harris presented the resolution to apply for 2024 audit exemption since the District is below the revenue threshold. After review, Director Schoenherr moved to adopt the Resolution to apply for 2024 Audit Exemption; seconded by Director Loux. Motion passed unanimously.

7. Public Comment: There was no public comment.

8. Other Business: Director Schoenherr advised she needs to rescind her role as the Board treasurer due to conflict of interest. After discussion, Director Lous moved to change Director Schoenherr's position from Treasurer to Secretary, seconded by Director Van Ness. Motion passed unanimously.

9. Adjourn: There being no further business to come before the Board at this time, the Board unanimously adjourned the meeting at 4:40 p.m.

Respectfully Submitted,
WSDM District Managers

By: Recording Secretary



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Cheyenne Creek Metropolitan Park & Water District
GENERAL FUND ACCOUNT
5/13/2025

Company	Invoice	Date	Amount	Comments
CNA	16081320	2/1/2025	\$ 100.00	Paid Online
WSDM District Managers	561	12/31/2024	\$ 500.00	
WSDM District Managers	614	1/31/2025	\$ 539.35	
WSDM District Managers	662	2/28/2025	\$ 500.00	
WSDM District Managers	727	3/31/2025	\$ 530.95	
WSDM District Managers	760	4/30/2025	\$ 500.00	
TOTAL			\$ 2,670.30	

Cheyenne Creek Metro Park & Water District

Cash in Bank 5/13/2025	\$ 560.00
Payables this Draw	\$ (2,670.30)
Funds Needed	\$ (2,110.30)



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1:30 PM

05/07/25

Accrual Basis

Cheyenne Creek Metro Park & Water District

Balance Sheet

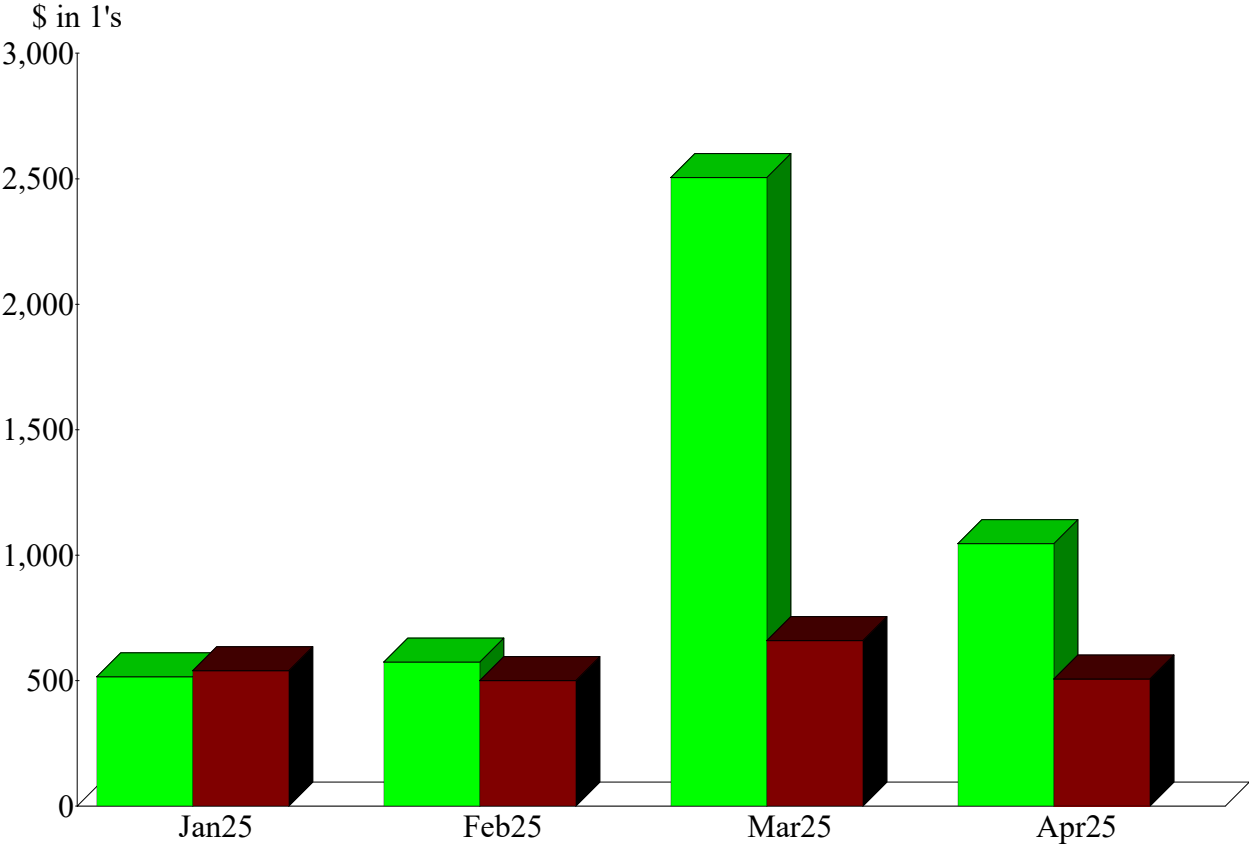
As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Eastern Colorado Bank 5808	200.00
Eastern Colorado Bank 5775	560.00
Colo Trust CT Fund - 8002	101,498.32
Colo Trust General - 8001	37,226.02
Total Checking/Savings	139,484.34
Total Current Assets	139,484.34
TOTAL ASSETS	139,484.34
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,570.30
Total Accounts Payable	2,570.30
Total Current Liabilities	2,570.30
Total Liabilities	2,570.30
Equity	
Retained Earnings	134,481.31
Net Income	2,432.73
Total Equity	136,914.04
TOTAL LIABILITIES & EQUITY	139,484.34

Cheyenne Creek Metro Park & Water District
Profit & Loss Budget vs. Actual
January through April 2025

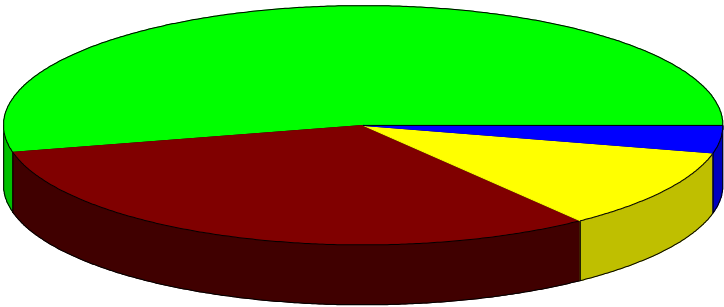
	TOTAL				
	Apr 25	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Specific Ownership Tax	50.53	156.32	606.00	-449.68	25.8%
CY Property Tax	496.19	2,494.73	6,062.00	-3,567.27	41.15%
Interest Income - O&M	133.61	516.71			
Int Inc - Conservation Trust	365.89	1,472.71			
Total Income	1,046.22	4,640.47	6,668.00	-2,027.53	69.59%
Expense					
Treasurer Collection Fee	7.43	37.44	91.00	-53.56	41.14%
Board Meeting	0.00	0.00	1,000.00	-1,000.00	0.0%
Contingency	0.00	0.00	1,000.00	-1,000.00	0.0%
District Management	500.00	2,000.00	6,000.00	-4,000.00	33.33%
Election Expense	0.00	0.00	5,000.00	-5,000.00	0.0%
Insurance	0.00	100.00	650.00	-550.00	15.39%
Legal	0.00	0.00	1,000.00	-1,000.00	0.0%
Office Expense	0.00	70.30	200.00	-129.70	35.15%
Total Expense	507.43	2,207.74	14,941.00	-12,733.26	14.78%
Net Ordinary Income	538.79	2,432.73	-8,273.00	10,705.73	-29.41%
Net Income	538.79	2,432.73	-8,273.00	10,705.73	-29.41%

Income and Expense by Month
January through April 2025

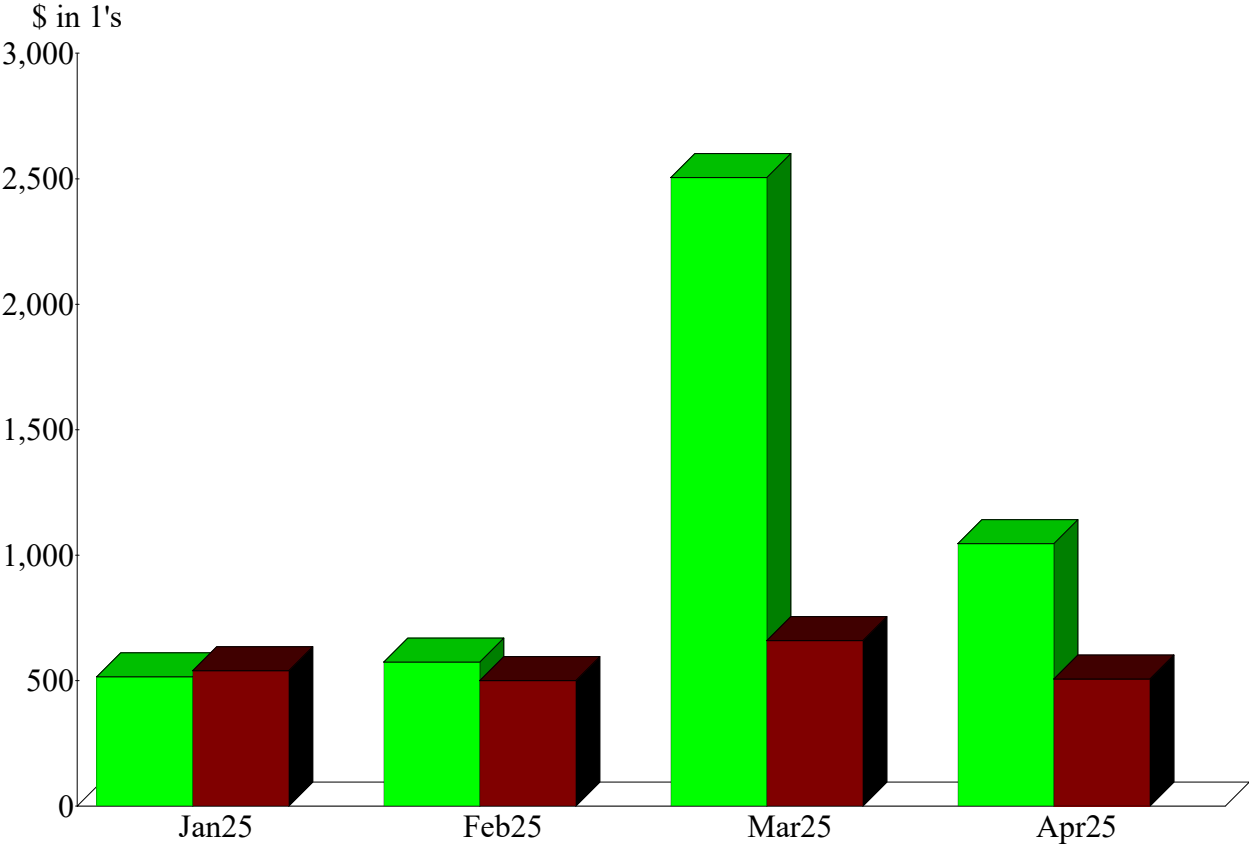
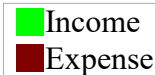


Income Summary
January through April 2025

CY Property Tax	53.76%
Int Inc - Conservation Trust	31.74
Interest Income - O&M	11.13
Specific Ownership Tax	3.37
Total	\$4,640.47



Income and Expense by Month
January through April 2025



Expense Summary
January through April 2025

District Management	93.77%
Insurance	4.53
Treasurer Collection Fee	1.70
Total	\$2,207.74

