

**FOUNTAIN MUTUAL METROPOLITAN DISTRICT
MINUTES**

**BOARD MEETING/BUDGET HEARING
FOLLOWED BY ANNUAL MEETING**

Wednesday, November 19, 2025, 12:00 pm

A Meeting of the Board of Directors for the Fountain Mutual Metropolitan District was held Wednesday, November 19, 2025, at 12:00 pm. The meeting was held at 660 Southpointe Circle, Suite 210, Colorado Springs, CO 80906.

FMMD Board Members Present: Gary Barber, Chair
Curtis Mitchell, Secretary-Treasurer
John Litchenberg

Also present:
Elise Bergsten
Pete Susemihl
Stephanie Nolin
Jim Byers
Autumn Mason

The meeting was called to order at 12:04pm.

Public Comment – none

Approval of Agenda – the agenda was approved by consensus.

Approval of Prior Meeting Minutes

A motion to approve the July 30, 2025 meeting notes was made by Curtis Mitchell, seconded by John Litchenberg and passed unanimously.

Budget Hearing

A motion to open the Budget Hearing was made by Curtis, seconded by Gary, and approved unanimously. The Public Hearing for the Budget was opened at 12:05 pm. No members of the public were present. Elise described the funds and budget line items. A motion to close the budget hearing was made by Curtis, seconded by Gary, and approved unanimously. The Public Hearing was closed at 12:25 pm.

A motion to approve the Budget Resolution, subject to final assessed valuation, and including the 2025 Amended Budget and the 2026 Proposed Budget was made by Gary Barber, seconded by Curtis Mitchell, and approved unanimously.

Legal – Pete Susemihl

- Director's Parcel. The deed has been signed by Gary Barber for the sale of a small parcel located southwest of the larger Pheasant Run Pocket Park parcel, to Cable Lane Open Space.
- Directors are owners of Cable Lane Open Space. There is a Memorandum of Understanding already approved by the board that lays out terms that the district agrees to pay for maintenance of this parcel, and will pay property taxes owed by Cable Lane Open

Space. Cable Lane agrees in perpetuity that the property will be maintained for the benefit of the district as open space.

- Bylaws for Cable Lane Open Space have already been approved by the directors.
- Contract to Purchase: Pete asked directors for their signatures on a contract to purchase. This demonstrates that directors are legally eligible to serve on the board. The contract will not be recorded and will stay in Pete's file.

Bill Payments – Financial Reports

Bill payments dated July 31, 2025 through today's date were presented for ratification and approval, as well as financial reports to-date.

A motion to ratify past bill payments and approve current bill payments and financial reports was made by Gary Barber, seconded by John Litchenberg and passed unanimously.

Manager Report

Challenger Homes/Haven Valley

- Still finishing up the documents for Land Title to finalize the sale of the Haven Valley parcel to Challenger Homes. They will pay \$25,000, less closing costs to Land Title. These funds are earmarked for improvements to Pheasant Run Pocket Park.
- FMMD has signed exclusion documents, removing the small Haven Valley parcel and the larger land parcel that Challenger Homes is developing.

Pheasant Run Pocket Park

- NES quoted approximately \$26,000 to do a landscape plan for the new pocket park. After discussing the quote with Chris, other quotes may be obtained before proceeding with a landscape and irrigation plan.

Goldfield Drive

- Website is live, and public meetings will be held December 5th and 6th. A survey is live, and will be open until the end of February.
- The December 5th meeting will be posted as a board meeting, to cover the sunshine law.

Parcel – future open space possibility?

- 19 acres north and west of the Lowes in Fountain. This parcel has access issues, and cannot be developed. It is adjacent to the FMIC ditch. The parcel is owned by Nearon-Doyas, the original developer of this area.
- Both Lowes and WSD3 have been unwilling to allow access to the parcel
- Is this a parcel we might be interested in? Yes, let's get more information.

The meeting was adjourned at 12:59 pm.

Respectfully submitted by

Elise Fluegel, Acting Secretary

ANNUAL MEETING

No members of the public were present for the Annual Townhall Meeting, scheduled for 1:00 pm, so the meeting was cancelled.