



SPECIAL BOARD MEETING AGENDA AND NOTICE
TUESDAY, NOVEMBER 4, 2025 – 12:00 PM

Please join my meeting from your computer, tablet, or smartphone.

<https://video.cloudoffice.avaya.com/join/590205827>

You can also dial in using your phone.

United States: +1 (213) 463-4500

Access Code: 590-205-827

Board of Director	Title	Term
Elizabeth Douglass	President	May 2027
Lanny Hoel	Secretary	May 2027
Martin Lempecki	Treasurer	May 2029
Edith Coffman	Assistant Secretary	May 2027
Jennifer Thoe	Assistant Secretary	May 2029

NOTICE IS HEREBY GIVEN that a Meeting of the Board of Directors of ARABIAN ACRES METROPOLITAN DISTRICT, Teller County, Colorado has been scheduled pursuant to emergency rules and regulations for Tuesday, November 4, 2025, at 12:00 p.m. via tele/videoconference for the purpose of addressing those matters in the agenda set forth below.

AGENDA

Management Team

Lynn Willow, ORC

WSDM – Managers

1) ADMINISTRATIVE MATTERS

- a) Call to Order & Declaration of Quorum
- b) Confirm any Potential Conflicts of Interest
- c) Discussion and Approval of the Agenda
- d) Consider Approval of Meeting Minutes from October 15, 2025 (enclosed)

2) LEGAL MATTERS

- a) Review and consider acceptance to engage Water Attorney (under separate cover)

3) PUBLIC COMMENT - Comments will be limited to 3 minutes. Please remain respectful of the Board of Directors as well as of your fellow residents.

4) EXECUTIVE SESSION §24-6-402(4)(B) C.R.S. – To receive legal advice regarding augmentation rights

5) ADJOURNMENT

- a) THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR NOVEMBER 19, 2025, AT 5:30 PM – budget hearing and annual meeting



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**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
ARABIAN ACRES METROPOLITAN DISTRICT
Wednesday, October 15, 2025, at 5:30 P.M.
Via Telephone and Video Conference Call**

Pursuant to posted notice, the regular meetings of the Board of Directors of the Arabian Acres Metropolitan District was held on October 15, 2025, at 5:30 pm, via tele/videoconference: <https://video.cloudoffice.avaya.com/join/590205827>.

Attendance:

In attendance were Directors:

Elizabeth Douglass	President
Lanny Hoel	Secretary
Martin Lempecki	Treasurer
Edith Coffman	Assistant Secretary

Absent Directors:

Jennifer Thoe	Assistant Secretary
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Also in attendance were:

Rebecca Harris	WSDM Managers
Lynn Willow	Water Operator
Jason Downie	Susemihl, McDermot, & Downie, P.C.

MINUTES

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Douglass called the meeting to order at 5:30 p.m. and confirmed a quorum was present.
- b. Confirm any Potential Conflicts of Interest: The Directors each confirmed no potential conflicts of interest.
- c. Discussion and Approval of the Agenda: After discussion Director Lempecki moved to approve the agenda as presented; seconded by Director Hoel. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from September 17, 2025: Mrs. Harris is to reach out to Core and Main to request late fees waived of \$239 approved. Director Lempecki moved to approve the Regular Board Meeting from September 17, 2025; seconded by Director Coffman. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Mrs. Harris presented the billing, collection, status and shut-offs. No shut offs occurred.
- b. Review and Accept the September 30, 2025, Unaudited Financial Status: Mrs. Harris presented the September 30, 2025, Unaudited Financial status. After review, Director Lempecki moved to accept the Unaudited Financial status as presented; seconded by President Douglass. Motion passed unanimously.
- c. Review and Approve the Payment of Claims through October 15, 2025: Mrs. Harris presented the Payment of Claims. We will investigate the late fee on the Capital One Credit



Card, and set up on auto pay. We removed the Director fee for Jennifer Thoe. After review, Director Lempecki moved to approve the Payment of Claims through October 15, 2025, as presented; seconded by President Douglass. Motion passed unanimously.

- d. Discuss 2026 Draft Budget: Mrs. Harris presented the 2026 draft budget and discussed the 5.25% TABOR limit and requirement to lower mill levy. The Board had no comments or corrections.

3. MANAGEMENT MATTERS:

- a. Update on TriMarine treatment for Pond #1: Ms. Harris provided an update.

President Douglass will reach out to Rich to get clarification from the POA on the fire cart and use of the Metro District Land for storage.

4. LEGAL MATTERS:

- a. Discuss Pond #2 and Dam: This discussion was moved to executive session to receive legal advice on augmentation rights.

5. OPERATIONS

- a. ORC Report: Mr. Willow presented the ORC report.
- b. Water Loss Data Report: Mrs. Harris will send out the report later this week.

6. PUBLIC COMMENT:

No public comment

7. EXECUTIVE SESSION:

- a. Director Lempecki moved to enter into executive session at 6:14 pm per §24-6-402(4)(b), C.R.S. to receive legal advice surrounding augmentation rights to Pond #2 and easement responsibilities to maintain the Dam; seconded by President Douglass. Motion passed unanimously.

Director Coffman moved to exit executive session at 7:05 pm per §24-6-402(4)(b), C.R.S. to receive legal advice surrounding augmentation rights to Pond #2 and easement responsibilities to maintain the Dam; seconded by President Douglass. Motion passed unanimously.

President Douglass motioned to authorize Mr. Willow to meet with Garver Brown and authorize Jason Downie to pursue further engagement of a water law attorney; seconded by Director Lempecki. Motion passed unanimously

- 8. ADJOURNMENT:** President Douglass moved to adjourn the meeting at 7:07 p.m., seconded by Director Lempecki. The motion passed unanimously.



Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 15, 2025, REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Thoe

DRAFT