



**REGULAR BOARD MEETING AGENDA AND NOTICE**  
**WEDNESDAY, DECEMBER 17, 2025 – 5:30 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 Wednesday, November 19, 2025, at 5:30 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 November 19, 2025 (enclosed)

**2) OPERATIONS**

- a) ORC Report
- b) Water Loss Data Report

**3) FINANCIAL MATTERS**

- a) Review of Billing and Collection Status
- b) Review and accept November 30, 2025, Unaudited Financial Status (enclosed)
- c) Review and Approve the Payment of Claims through December 17, 2025(enclosed)

**4) MANAGEMENT MATTERS**

**5) LEGAL MATTERS**

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

**7) EXECUTIVE SESSION §24-6-402(4)(B) C.R.S.** – To receive legal advice regarding Pond #2 Augmentation Water Rights

**8) ADJOURNMENT**

- a) THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR JANUARY 21, 2025, AT 5:30 PM



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**MINUTES OF THE BOARD OF DIRECTORS TOWN HALL MEETING  
ARABIAN ACRES METROPOLITAN DISTRICT  
TUESDAY, NOVEMBER 19, 2025, at 5:00 P.M.  
Via Telephone and Video Conference Call**

Pursuant to posted notice, the special meetings of the Board of Directors of the Arabian Acres Metropolitan District was held on November 19, 2025, at 5:00 pm, via tele/videoconference: <https://video.cloudoffice.avaya.com/join/590205827>.

Attendance:

In attendance were Directors:

Edith Coffman                      Assistant Secretary

Also in attendance were:

Rebecca Harris                      WSDM Managers  
Member of the Public

**MINUTES**

**1. ADMINISTRATIVE MATTERS**

- a. Call to Order & Declaration of Quorum: Ms. Harris called the meeting to order at 5:01 p.m. and confirmed a quorum was present.

**2. PUBLIC INFRASTRUCTURE:** Ms. Harris presented that the District is currently working towards finishing up the work on the pipeline project, with only 20% of the pipe still needing to be replaced.

**3. BOND / DEBT:** Ms. Harris presented the current debt status by the end of the year, noting the NRW Loan has been officially paid off as of August 2025. This loan was directly related to the Terry Malcom embezzlement.

**4. FINANCIALS:** Ms. Harris presented the Project 2025 Budget and proposed the 2026 Budget.

**5. QUESTIONS:** No public comment.

**6. ADJOURN:** Ms. Harris adjourned the town hall meeting at 5:13 pm, for the regular scheduled board meeting at 5:30 pm.



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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 19, 2025, ANNUAL MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

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Edith Coffman

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Elizabeth Douglass

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Lanny Hoel

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Martin Lempecki

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Jennifer Thoe

DRAFT



**MINUTES OF THE BOARD OF DIRECTORS SPECIAL MEETING  
ARABIAN ACRES METROPOLITAN DISTRICT  
TUESDAY, NOVEMBER 19, 2025, at 5:30 P.M.  
Via Telephone and Video Conference Call**

Pursuant to posted notice, the special meetings of the Board of Directors of the Arabian Acres Metropolitan District was held on November 19, 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
Jennifer Thoe	Assistant Secretary

Also in attendance were:

Rebecca Harris	WSDM Managers
Jason Downie	Susemihl, McDermot, & Downie, P.C.
Michael Smith	Member of the Public

**MINUTES**

**1. ADMINISTRATIVE MATTERS**

- a. Call to Order & Declaration of Quorum: Ms. Harris 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 Coffman moved to approve the agenda as presented; seconded by President Douglass. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from November 4, 2025: Director Lempecki moved to approve the Regular Board Meeting from November 4, 2025; seconded by President Douglass. Motion passed unanimously.
- e. Tree Removal Status: Director Coffman provided an update advising it would cost \$75.00 to remove the tree. Director Coffman moved to approve the tree removal at the \$75.00 cost; seconded by President Douglass. Motion passed unanimously.

**2. OPERATIONS:**

- a. ORC Report: Mr. Willow provided a review of the report. Violations have been cured.
- b. Water Loss Data Report: Ms. Harris reviewed the water loss report

**3. FINANCIAL MATTERS:**

- a. Review Billing and Collections Status: Ms. Harris provided an update on billing and collections for the month.
- b. Conduct a Public Hearing on the 2025 Amended and 2026 Budget:
  - i) Review and consider adoption of the 2025 Amended and 2026 Budget Resolution



and Mill Levy Certification: Ms. Harris reviewed the 2025 Amended and the 2026 Budget, there were no public comment.

Director Coffman moved to open the public hearing at 5:39 pm; seconded by President Douglass. Motion passed unanimously. Director Lempecki moved to close the public hearing at 5:50 pm; seconded by President Douglass. Motion passed unanimously. Director Lempecki moved to approve the 2025 Amended and 2026 Budget Resolution and Mill Levy Certification subject to final assessed valuation; seconded by President Douglass. Motion passed unanimously.

- a. Review and accept October 31, 2025, Unaudited Financial Status: Ms. Harris presented the financials. Director Lempecki moved to approve the October 31, 2025, financials; seconded by President Douglass. Motion passed unanimously.
- b. Review and Approve the Payment of Claims through November 19, 2025: Ms. Harris presented the payment of claims. Director Lempecki moved to approve the payment of claims through November 19, 2025; seconded by Director Thoe. Motion passed unanimously.

**4. MANAGEMENT MATTERS:** We won't have an update until Spring 2026 for the Trymarine treatment on Pond #1

**5. LEGAL MATTERS:**

- a. Review and Water Augmentation rights to Pond #2: Mr. Smith provided an update on the repairs and cost estimates for the dam leak. Has been talking with a company that believes they can successfully re-pipe the dam. The estimated cost for a cast-in-place piping would come to around \$215k.
- b. Review and Consider adoption of the 2025 Annual Administrative Resolution: Ms. Harris discussed keeping the regular scheduled meetings, and changing the Annual meeting to August. President Douglass moved to approve the resolution as presented; seconded by Director Lempecki. Motion passed unanimously.
- c. Review and Consider Approval of 2026 WSDM - Managers Engagement Letter: Ms. Harris presented. After discussion Director Lempecki Moved to approve the 2026 WSDM – Managers engagement letter; seconded by Director Thoe. Motion passed unanimously.
- d. Review and Consider Approval of 2025 Audit Engagement Letter: After discussion, the board would like to move forward with BiggsKofford. Director Lempecki moved to approve the 2025 audit engagement letter with BiggsKofford; seconded by Director Thoe.

**6. PUBLIC COMMENT:** Mr. Smith inquired about the direction the board is considering regarding repairs for Pond #2. If the District does not need these rights, he would like to know if the board would entertain selling them.

**7. EXECUTIVE SESSION:** No executive session.

**8. ADJOURNMENT:** Director Lempecki moved to adjourn the meeting at 6:22 p.m., seconded by Director Coffman. The motion passed unanimously.



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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 19, 2025, REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

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Edith Coffman

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Elizabeth Douglass

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Lanny Hoel

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Martin Lempecki

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Jennifer Thoe

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## Arabian Acres Metropolitan District

12/12/25

## Balance Sheet

Accrual Basis

As of November 30, 2025

	Nov 30, 25
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
ECB Checking	
Capital Improvement Reserve	49,549.84
ECB Checking - Other	412,771.76
Total ECB Checking	462,321.60
COLOTRUST 4001	223,900.94
COLOTRUST Reserve 8002	37,613.49
COLOTRUST-Capital Reserve 8003	279,335.89
Vectra Bank Savings - 8858	500.00
Vectra Bank CD 8684	150,985.86
Total Checking/Savings	1,154,657.78
Accounts Receivable	
Accounts Receivable	33,724.59
Total Accounts Receivable	33,724.59
Other Current Assets	
Property Tax Receivable	7,521.14
Total Other Current Assets	7,521.14
Total Current Assets	1,195,903.51
Fixed Assets	
Construction in Progress	2,515,552.23
Total Fixed Assets	2,515,552.23
Other Assets	
Capital Assets	1,263,742.90
Equipment	702,641.49
Land	101,000.00
Water Rights	172,588.00
Accumulated Depreciation	-793,205.00
Total Other Assets	1,446,767.39
<b>TOTAL ASSETS</b>	<b>5,158,223.13</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	10,800.58
Total Accounts Payable	10,800.58
Other Current Liabilities	
Accrued Interest	7,427.30
Deferred Revenue-Property Taxes	7,521.14
Total Other Current Liabilities	14,948.44
Total Current Liabilities	25,749.02
Long Term Liabilities	
DWRF 1.5 Million Loan	940,066.68
2007 Bonds Payable	645,000.00
CWCB Meter Loan 400K	133,331.42
Total Long Term Liabilities	1,718,398.10
<b>Total Liabilities</b>	<b>1,744,147.12</b>

Arabian Acres Metropolitan District  
Balance Sheet  
As of November 30, 2025

	Nov 30, 25
Equity	
Opening Balance Equity	215,933.51
Retained Earnings	3,018,836.61
Net Income	179,305.89
Total Equity	3,414,076.01
TOTAL LIABILITIES & EQUITY	5,158,223.13

UNAUDITED

# Arabian Acres Metropolitan District

## Profit & Loss Budget vs. Actual

January through November 2025

### General Fund

	TOTAL					
	Oct 25	Nov 25	Jan - Nov 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
Capital Improvement Fees	6,970.00	6,385.50	79,279.32	77,463.00	1,816.32	102.35%
Late Fee Revenue	255.00	345.00	3,537.03			
Water Service Fee	9,437.50	8,760.68	101,144.05	103,284.00	-2,139.95	97.93%
Water Tap Fees	0.00	0.00	8,000.00			
Water Usage	8,873.84	6,891.81	79,611.85	80,000.00	-388.15	99.52%
Total Income	25,536.34	22,382.99	271,572.25	260,747.00	10,825.25	104.15%
Gross Profit	25,536.34	22,382.99	271,572.25	260,747.00	10,825.25	104.15%
Expense						
Contingency	0.00	0.00	0.00	50,000.00	-50,000.00	0.0%
Engineering	0.00	0.00	0.00	1,000.00	-1,000.00	0.0%
Audit	0.00	0.00	9,050.00	9,056.00	-6.00	99.93%
Bank Service Charges	59.00	0.00	111.56	100.00	11.56	111.56%
Directors Fees	400.00	1,000.00	6,200.00	6,000.00	200.00	103.33%
District Managment Fee	3,917.00	3,187.70	41,843.65	66,000.00	-24,156.35	63.4%
Dues Fees and Subscriptions	0.00	0.00	2,910.18	3,100.00	-189.82	93.88%
Election Expense	0.00	0.00	735.70	10,000.00	-9,264.30	7.36%
Insurance Expense-Operating	0.00	0.00	12,471.00	14,840.00	-2,369.00	84.04%
Legal	3,098.10	707.25	10,934.40	10,000.00	934.40	109.34%
Locates	0.00	0.00	0.00	1,000.00	-1,000.00	0.0%
ORC Fees-Operating	4,297.87	3,997.87	41,108.57	48,000.00	-6,891.43	85.64%
Postage and Copies-Operating	414.25	374.76	2,591.37	2,000.00	591.37	129.57%
Chemicals and Supplies	0.00	0.00	750.00	2,000.00	-1,250.00	37.5%
Repairs and Maintenance	4,012.42	49,983.59	81,589.43	40,000.00	41,589.43	203.97%
Utilities	256.07	524.34	7,132.32	10,000.00	-2,867.68	71.32%
Water Billing	0.00	0.00	0.00	3,000.00	-3,000.00	0.0%
Water Distribution Purchases	0.00	0.00	0.00	10,000.00	-10,000.00	0.0%
Water Shares	0.00	0.00	553.00	700.00	-147.00	79.0%
Water Testing	23.00	1,932.60	4,168.60	2,000.00	2,168.60	208.43%
Website	0.00	16.18	16.18			
Total Expense	16,477.71	61,724.29	222,165.96	288,796.00	-66,630.04	76.93%
Net Ordinary Income	9,058.63	-39,341.30	49,406.29	-28,049.00	77,455.29	-176.14%
Other Income/Expense						
Other Income						
Interest Income - Operating	0.00	0.00	0.01			
Interest Income	484.04	501.82	4,884.06			
Total Other Income	484.04	501.82	4,884.07			
Other Expense						
Transfer to Debt Service Fund	6,970.00	6,385.50	79,279.32	77,463.00	1,816.32	102.35%
Interest Expense	0.00	0.00	2,394.24			

Arabian Acres Metropolitan District  
Profit & Loss Budget vs. Actual  
January through November 2025

	TOTAL					
	Oct 25	Nov 25	Jan - Nov 25	Budget	\$ Over Budget	% of Budget
Total Other Expense	6,970.00	6,385.50	81,673.56	77,463.00	4,210.56	105.44%
Net Other Income	-6,485.96	-5,883.68	-76,789.49	-77,463.00	673.51	99.13%
Net Income	2,572.67	-45,224.98	-27,383.20	-105,512.00	78,128.80	25.95%

UNAUDITED

# Arabian Acres Metropolitan District

## Profit & Loss Budget vs. Actual

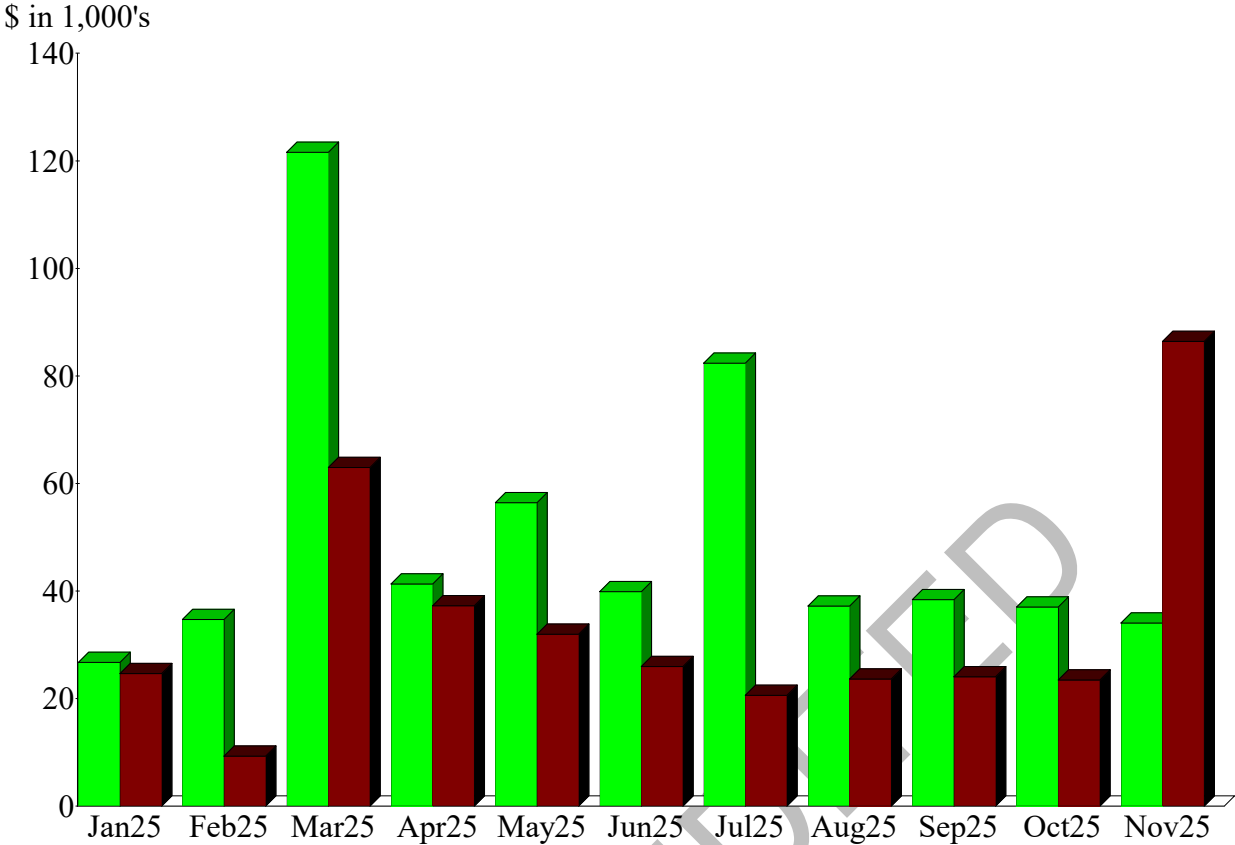
January through November 2025

### Debt Service Fund

				TOTAL		
				Oct 25	Nov 25	Jan - Nov 25
				Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
Transfer in From General Fund	6,970.00	6,385.50	79,279.32	77,463.00	1,816.32	102.35%
Property Tax Revenue	474.18	1,331.40	152,532.86	159,900.00	-7,367.14	95.39%
Specific Ownership Tax	1,278.08	1,341.75	12,567.45	11,193.00	1,374.45	112.28%
Restitution	18.44	16.77	35.21			
State Senior/ Veteran Funds	0.00	0.00	6,216.48			
<b>Total Income</b>	<b>8,740.70</b>	<b>9,075.42</b>	<b>250,631.32</b>	<b>248,556.00</b>	<b>2,075.32</b>	<b>100.84%</b>
<b>Gross Profit</b>	<b>8,740.70</b>	<b>9,075.42</b>	<b>250,631.32</b>	<b>248,556.00</b>	<b>2,075.32</b>	<b>100.84%</b>
<b>Expense</b>						
Contingency	0.00	0.00	0.00	5,000.00	-5,000.00	0.0%
Treasurer Collection Fee	14.93	42.34	4,580.79	4,797.00	-216.21	95.49%
<b>Total Expense</b>	<b>14.93</b>	<b>42.34</b>	<b>4,580.79</b>	<b>9,797.00</b>	<b>-5,216.21</b>	<b>46.76%</b>
<b>Net Ordinary Income</b>	<b>8,725.77</b>	<b>9,033.08</b>	<b>246,050.53</b>	<b>238,759.00</b>	<b>7,291.53</b>	<b>103.05%</b>
<b>Other Income/Expense</b>						
<b>Other Income</b>						
Interest Income	2,271.14	2,111.74	22,693.75	5,000.00	17,693.75	453.88%
<b>Total Other Income</b>	<b>2,271.14</b>	<b>2,111.74</b>	<b>22,693.75</b>	<b>5,000.00</b>	<b>17,693.75</b>	<b>453.88%</b>
<b>Other Expense</b>						
CO Water Resources/Power Princ.	0.00	0.00	0.00	35,216.00	-35,216.00	0.0%
CO Water Resource/Power Int.	0.00	0.00	2,438.21	4,832.00	-2,393.79	50.46%
Bond Interest	0.00	18,250.00	36,500.00	35,000.00	1,500.00	104.29%
Bond Principal Payment	0.00	0.00	0.00	85,000.00	-85,000.00	0.0%
National Rural Water Interest	0.00	0.00	-821.09	103.00	-924.09	-797.18%
Interest Expense - CWCD	0.00	0.00	23,688.07	23,688.00	0.07	100.0%
Trustee Fees	0.00	0.00	250.00	500.00	-250.00	50.0%
<b>Total Other Expense</b>	<b>0.00</b>	<b>18,250.00</b>	<b>62,055.19</b>	<b>184,339.00</b>	<b>-122,283.81</b>	<b>33.66%</b>
<b>Net Other Income</b>	<b>2,271.14</b>	<b>-16,138.26</b>	<b>-39,361.44</b>	<b>-179,339.00</b>	<b>139,977.56</b>	<b>21.95%</b>
<b>Net Income</b>	<b>10,996.91</b>	<b>-7,105.18</b>	<b>206,689.09</b>	<b>59,420.00</b>	<b>147,269.09</b>	<b>347.84%</b>

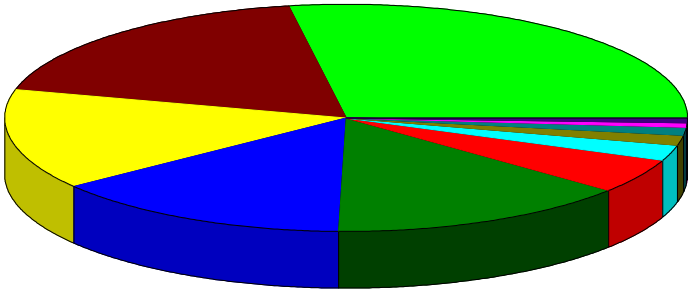
Income and Expense by Month  
January through November 2025

Income  
Expense



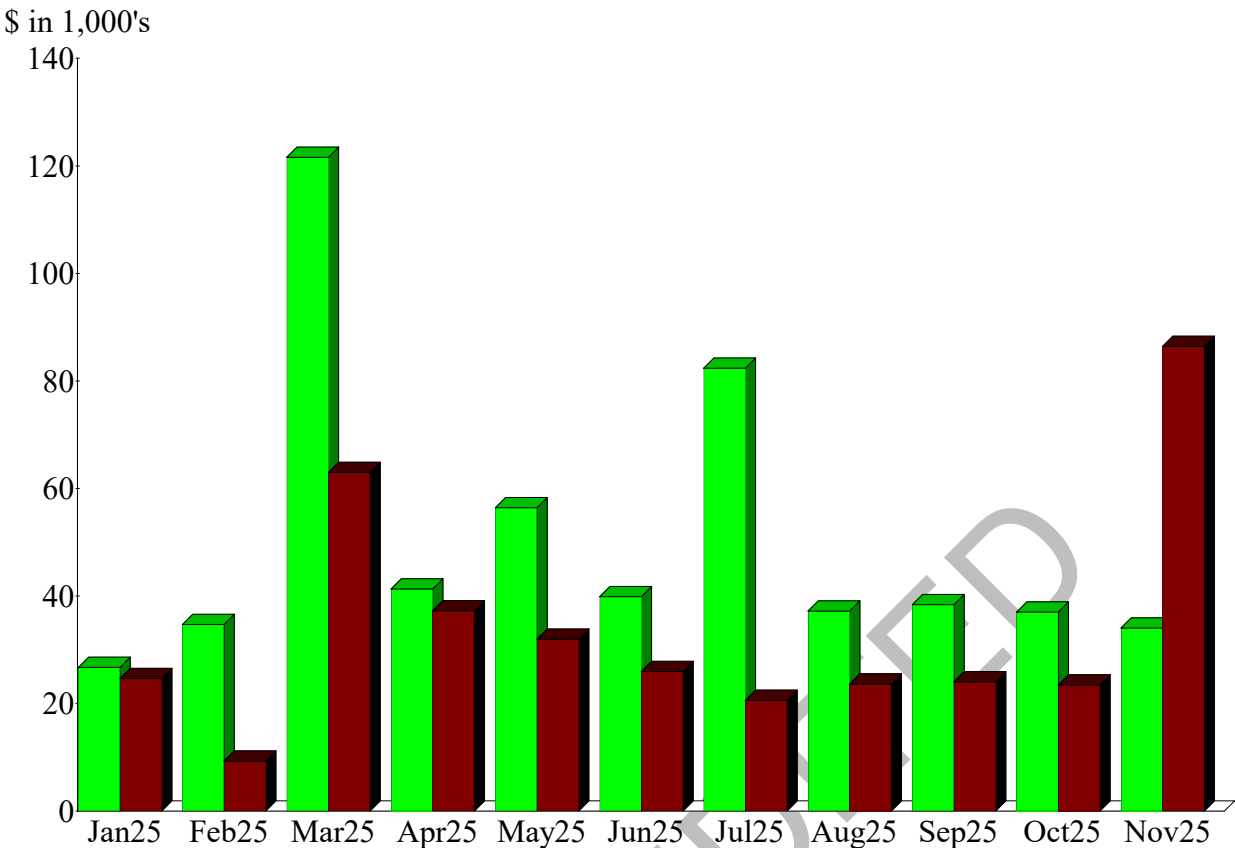
Income Summary  
January through November 2025

Property Tax Revenue	27.74%
Water Service Fee	18.40
Water Usage	14.48
Transfer in From General Fund	14.42
Capital Improvement Fees	14.42
Interest Income	5.02
Specific Ownership Tax	2.29
Water Tap Fees	1.46
State Senior/ Veteran Funds	1.13
Late Fee Revenue	0.64
Other	0.01
Total	\$549,781.39



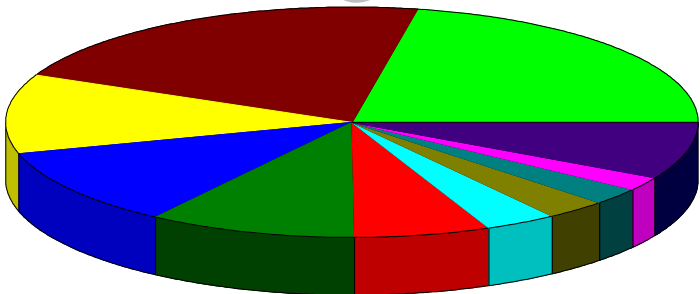
Income and Expense by Month  
January through November 2025

Income  
Expense



Expense Summary  
January through November 2025

Repairs and Maintenance	22.02%
Transfer to Debt Service Fund	21.40
District Management Fee	11.29
ORC Fees-Operating	11.10
Bond Interest	9.85
Interest Expense - CWCD	6.39
Insurance Expense-Operating	3.37
Legal	2.95
Audit	2.44
Utilities	1.93
Other	7.26
Total	\$370,475.50





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# Arabian Acres Metropolitan District

## Payment Request

12/17/2025

### General Fund Account

Company	Invoice	Date	Amount	Comments
Edith Coffman	12/17/2025	12/17/2025	\$ 100.00	
Lanny Hoel	12/17/2025	12/17/2025	\$ 100.00	
Elizabeth Douglass	12/17/2025	12/17/2025	\$ 100.00	
Jennifer Thoe	12/17/2025	12/17/2025	\$ 100.00	
Martin Lempecki	12/17/2025	12/17/2025	\$ 100.00	
Capital One	12/8/2025	12/8/2025	\$ 78.77	Autopay
Colorado Analytical Laboratories	251023032	11/18/2025	\$ 291.60	
Colorado Analytical Laboratories	251110052	11/21/2025	\$ 335.00	
CO Special Districts Prop & Liab Pool	26PL-60210-3626	12/3/2025	\$ 14,321.00	
Core Electric Coop	40032202	11/24/2025	\$ 175.60	ACH
Core Electric Coop	40045402	11/24/2025	\$ 100.77	ACH
Core Electric Coop	40299901	11/24/2025	\$ 75.80	ACH
Core Electric Coop	43071702	11/24/2025	\$ 19.45	ACH
Core Electric Coop	43183502	11/24/2025	\$ 138.77	ACH
Core & Main	X776135	9/22/2025	\$ 1,080.62	
El Paso County Public Health	EHS202129586	11/30/2025	\$ 23.00	
J.A. Excavation & Septic's LLC	113025-1	11/30/2025	\$ 647.87	Sildona Trail Project
J.A. Excavation & Septic's LLC	113025	11/30/2025	\$ 3,350.00	Paid by the 15th
Mailing Services Inc	21107	11/24/2025	\$ 313.07	
Susemihl, McDermott & Downie	37734	11/30/2025	\$ 707.25	
UNCC	225110062	11/30/2025	\$ 13.95	
WSDM Managers	1138	11/30/2025	\$ 3,228.67	
<b>Total:</b>			<b>\$ 25,401.19</b>	

ECB Checking before Withdraw: \$ 465,976.27  
 Payables: \$ (25,401.19)  
 Bank Balance after Withdraw: \$ **440,575.08**

Total Payables  
**\$ 25,401.19**

Arabian Acres Metropolitan District