



**REGULAR BOARD MEETING AGENDA AND NOTICE
WEDNESDAY, FEBRUARY 18, 2026 – 5:30 PM**

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

<https://teams.microsoft.com/l/meetup-join/>

Meeting ID: 278 056 787 577 22

Passcode: rw7SH6Cr

Phone: 1-323-741-1303

Access code: 567957514#

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, February 18, 2026, 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 January 21, 2026 (enclosed)

2) OPERATIONS

- a) ORC Report
- b) Leak at 221 Tidi Rd
- c) Water Loss Data Report

3) FINANCIAL MATTERS

- a) Review of Billing and Collection Status
- b) Review and accept January 31, 2026, Unaudited Financial Status (enclosed)
- c) Review and Approve the Payment of Claims through February 18, 2026 (enclosed)

4) MANAGEMENT MATTERS

- a) Review and consider acceptance of Adjustment to Leak Adjustment Policy (enclosed)



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 MARCH 18, 2026, AT 5:30 PM

Page intentionally left blank





**MINUTES OF THE BOARD OF DIRECTORS SPECIAL MEETING
ARABIAN ACRES METROPOLITAN DISTRICT
WEDNESDAY, JANUARY 21, 2026, 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 January 21, 2026, 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
Amber Hardekopf	WSDM Managers
Jason Downie	Susemihl, McDermot, & Downie, P.C.

MINUTES

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Douglas called the meeting to order at 5:38 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: Director Lempecki moved to approve the agenda as presented; seconded by Director Coffman. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from December 17, 2025: President Douglas moved to approve the Regular Board Meeting from December 17, 2025; seconded by Director Coffman. Motion passed unanimously.

2. OPERATIONS:

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

3. FINANCIAL MATTERS:

- a. Review Billing and Collections Status: Ms. Hardekopf provided a current update on billing and collections for the month.
- a. Review and accept December 31, 2025, Unaudited Financial Status: Ms. Harris presented the financials. Director Lempecki moved to approve the December 31, 2025, financials; seconded by President Douglass. Motion passed unanimously.
- b. Review and Approve the Payment of Claims through January 21, 2026: Ms. Harris presented. Director Lempecki moved to approve the payment of claims through January



21, 2026, subject to verification of the \$16.21 late fee with Core and Main; seconded by President Douglas. Motion passed unanimously.

1. MANAGEMENT MATTERS:

- a. **Water Leak Adjustment Policy:** The board discussed criteria for the leak adjustment and agreed that WSDM may approve Tier 2 adjustments when the residents meet the defined parameters. Ms. Harris will get the policy language and present revisions at the next meeting.

4. LEGAL MATTERS: Ms. Harris reviewed an email discussion with Mr. Smith regarding Pond #2 dam repairs and water rights.

5. PUBLIC COMMENT: No public Comment

6. EXECUTIVE SESSION:

Director Coffman 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 Director Lempecki. Motion passed unanimously.

President Douglass moved to exit executive session at 6:33 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 Director Lempecki. Motion passed unanimously.

No actions were taken during the executive session.

7. ADJOURNMENT: President Douglass moved to adjourn the meeting at 6:33 p.m., seconded by Director Lempecki. The motion passed unanimously.

DRAFT



Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 21, 2026, SPECIAL 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

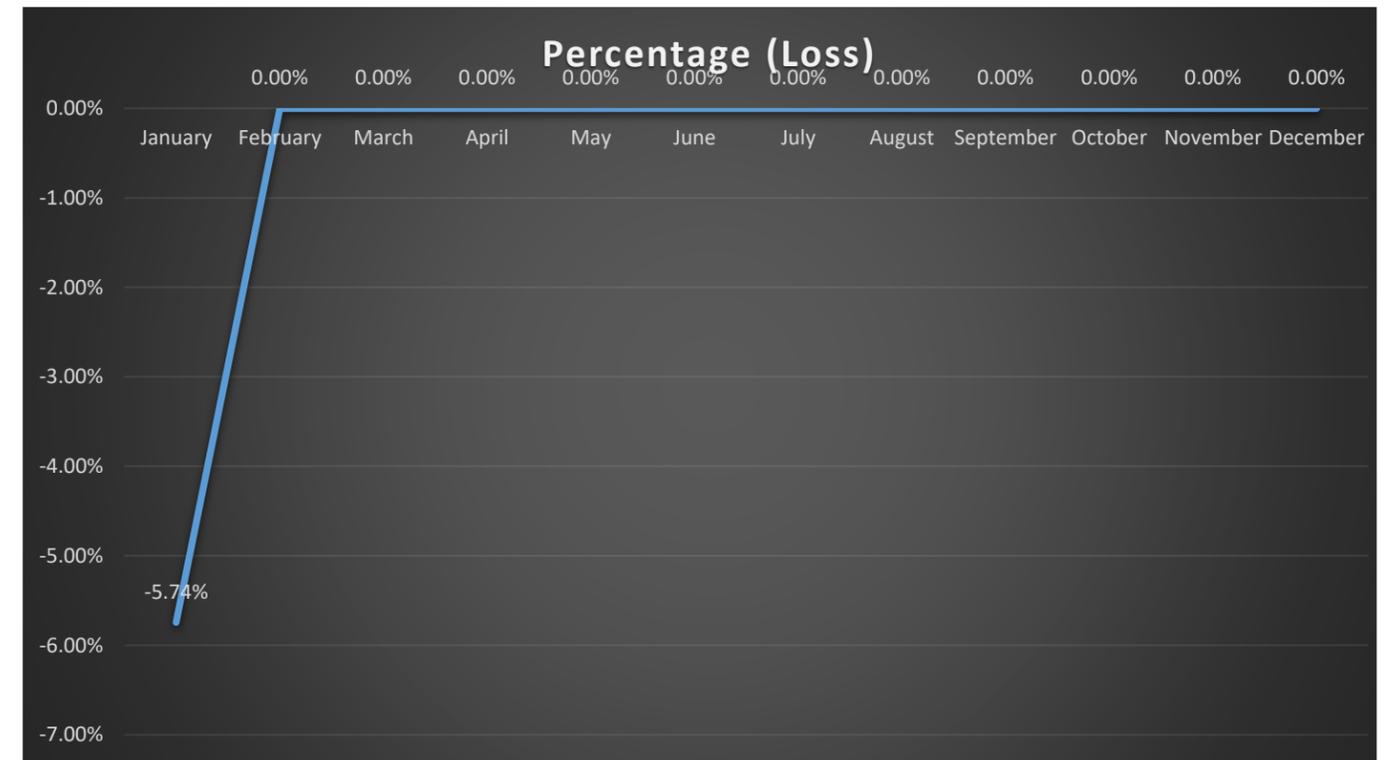
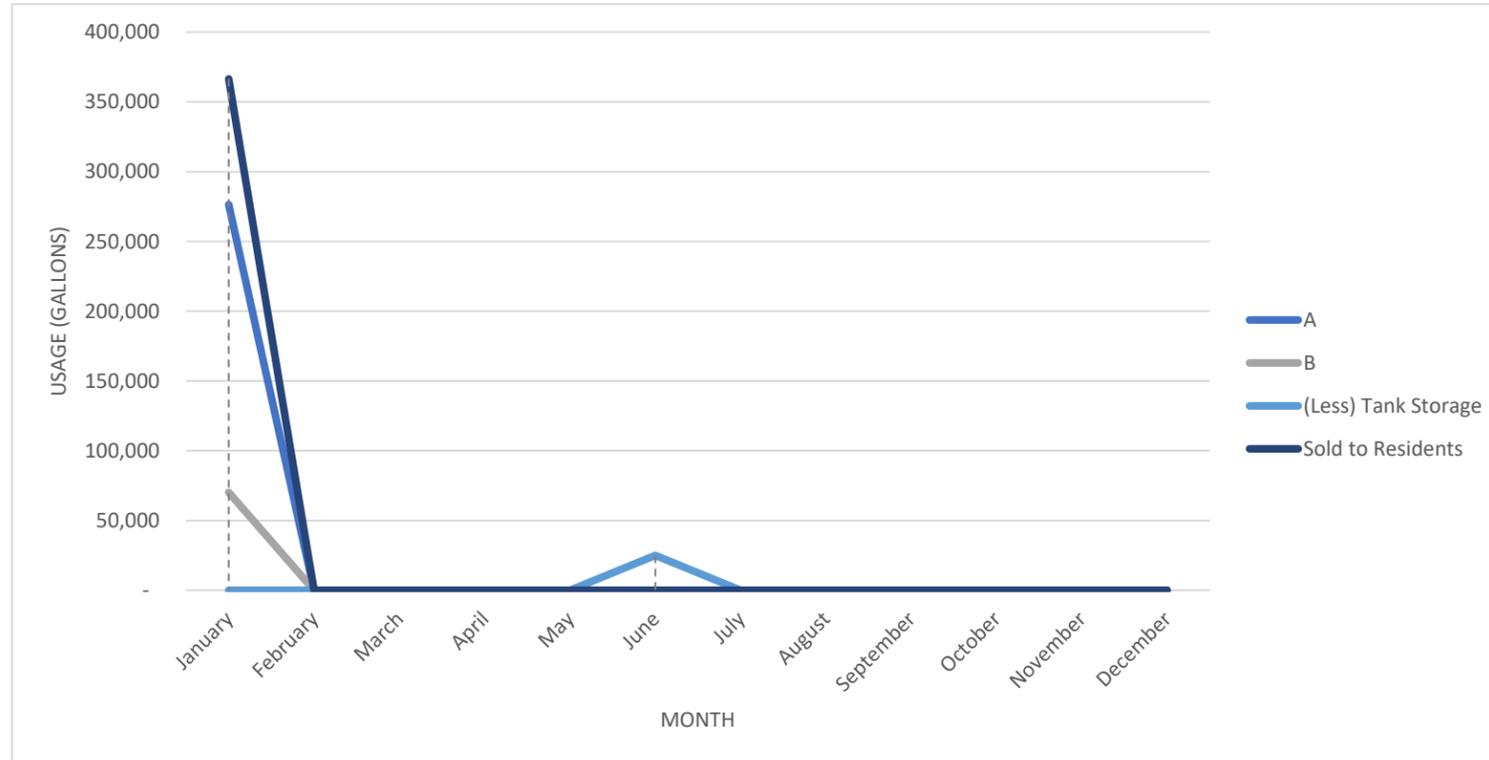
DRAFT

Page intentionally left blank



Control Building Usage

Month	A	B	Sold to Residents	Percentage (Loss)
January	276,400	70,150	366,455	-5.74%
February				#DIV/0!
March				#DIV/0!
April				#DIV/0!
May				#DIV/0!
June				#DIV/0!
July				#DIV/0!
August				#DIV/0!
September				#DIV/0!
October				#DIV/0!
November				#DIV/0!
December				#DIV/0!
YTD TOTAL	276,400	70,150	366,455	-5.74%



Page intentionally left blank



Arabian Acres Metropolitan District

Balance Sheet

02/11/26

As of January 31, 2026

Accrual Basis

	Jan 31, 26
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	
Capital Improvement Reserve	49,549.84
ECB Checking - Other	416,987.78
Total ECB Checking	466,537.62
COLOTRUST 4001	228,753.91
COLOTRUST Reserve 8002	37,862.43
COLOTRUST-Capital Reserve 8003	281,184.49
Vectra Bank Savings - 8858	495.00
Vectra Bank CD 8684	151,978.19
Total Checking/Savings	1,166,811.64
Accounts Receivable	
Accounts Receivable	33,724.59
Total Accounts Receivable	33,724.59
Other Current Assets	
Property Tax Receivable	251,515.00
Total Other Current Assets	251,515.00
Total Current Assets	1,452,051.23
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
TOTAL ASSETS	5,414,370.85
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	10,945.75
Total Accounts Payable	10,945.75
Other Current Liabilities	
Accrued Interest	7,427.30
Deferred Revenue-Property Taxes	251,515.00
Total Other Current Liabilities	258,942.30
Total Current Liabilities	269,888.05
Long Term Liabilities	
DWRP 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
Total Liabilities	1,988,286.15

Arabian Acres Metropolitan District

Balance Sheet

As of January 31, 2026

	<u>Jan 31, 26</u>
Equity	
Opening Balance Equity	215,933.51
Retained Earnings	3,194,068.68
Net Income	16,082.51
	<hr/>
Total Equity	3,426,084.70
	<hr/>
TOTAL LIABILITIES & EQUITY	5,414,370.85
	<hr/> <hr/>

UNAUDITED

**Arabian Acres Metropolitan District
Profit & Loss Budget vs. Actual
January 2026**

General Fund

	<u>Jan 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Capital Improvement Fees	7,029.20	80,028.00	-72,998.80	8.78%
Late Fee Revenue	435.00			
Water Service Fee	9,601.87			
Water Tap Fees	0.00	106,704.00	-106,704.00	0.0%
Water Usage	7,649.78	80,000.00	-72,350.22	9.56%
Total Income	<u>24,715.85</u>	<u>266,732.00</u>	<u>-242,016.15</u>	<u>9.27%</u>
Gross Profit	24,715.85	266,732.00	-242,016.15	9.27%
Expense				
Contingency	0.00	50,000.00	-50,000.00	0.0%
Audit	0.00	9,700.00	-9,700.00	0.0%
Bank Service Charges	-3.00	100.00	-103.00	-3.0%
Directors Fees	500.00	6,000.00	-5,500.00	8.33%
District Management Fee	3,813.35	66,000.00	-62,186.65	5.78%
Dues Fees and Subscriptions	0.00	3,100.00	-3,100.00	0.0%
Engineering O&M	0.00	1,000.00	-1,000.00	0.0%
Election Expense	0.00	500.00	-500.00	0.0%
Insurance Expense-Operating	0.00	14,000.00	-14,000.00	0.0%
Legal	1,776.75	10,000.00	-8,223.25	17.77%
Locates	0.00	1,000.00	-1,000.00	0.0%
ORC Fees-Operating	3,928.16	50,400.00	-46,471.84	7.79%
Postage and Copies-Operating	202.15	3,000.00	-2,797.85	6.74%
Chemicals and Supplies	0.00	2,000.00	-2,000.00	0.0%
Repairs and Maintenance	0.00	40,000.00	-40,000.00	0.0%
Utilities	943.67	10,000.00	-9,056.33	9.44%
Water Billing	0.00	3,000.00	-3,000.00	0.0%
Water Distribution Purchases	0.00	10,000.00	-10,000.00	0.0%
Water Shares	0.00	700.00	-700.00	0.0%
Water Testing	23.00	2,000.00	-1,977.00	1.15%
Total Expense	<u>11,184.08</u>	<u>282,500.00</u>	<u>-271,315.92</u>	<u>3.96%</u>
Net Ordinary Income	13,531.77	-15,768.00	29,299.77	-85.82%
Other Income/Expense				
Other Income				
Interest Income	505.11			
Total Other Income	<u>505.11</u>			
Other Expense				
Transfer to Debt Service Fund	7,029.20			
Total Other Expense	<u>7,029.20</u>			
Net Other Income	<u>-6,524.09</u>			
Net Income	<u><u>7,007.68</u></u>	<u><u>-15,768.00</u></u>	<u><u>22,775.68</u></u>	<u><u>-44.44%</u></u>

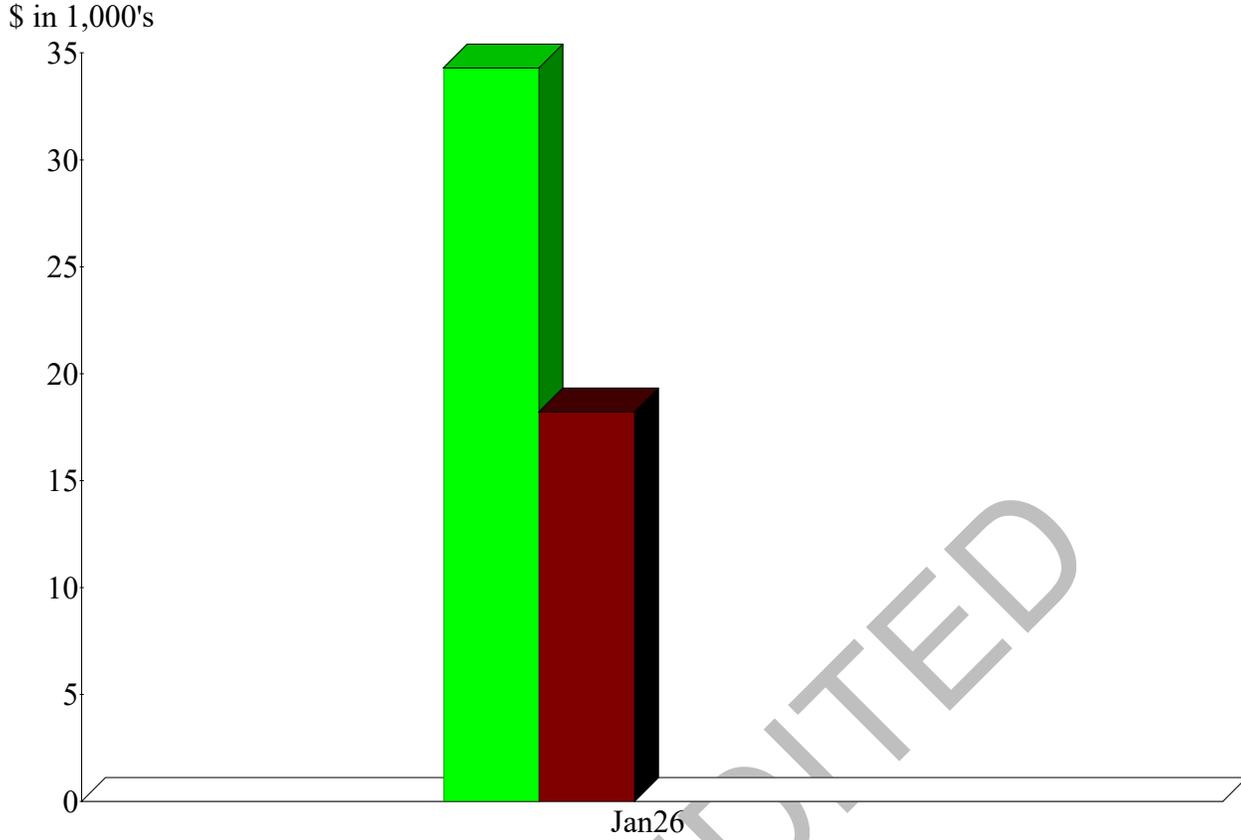
**Arabian Acres Metropolitan District
Profit & Loss Budget vs. Actual
January 2026**

Debt Service Fund

	<u>Jan 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Transfer in From General Fund	7,029.20	80,028.00	-72,998.80	8.78%
Property Tax Revenue	0.00	171,487.00	-171,487.00	0.0%
Specific Ownership Tax	0.00	12,004.00	-12,004.00	0.0%
Restitution	315.71			
Total Income	<u>7,344.91</u>	<u>263,519.00</u>	<u>-256,174.09</u>	<u>2.79%</u>
Gross Profit	7,344.91	263,519.00	-256,174.09	2.79%
Expense				
Contingency	0.00	5,000.00	-5,000.00	0.0%
Treasurer Collection Fee	0.00	5,145.00	-5,145.00	0.0%
Total Expense	<u>0.00</u>	<u>10,145.00</u>	<u>-10,145.00</u>	<u>0.0%</u>
Net Ordinary Income	7,344.91	253,374.00	-246,029.09	2.9%
Other Income/Expense				
Other Income				
Interest Income	1,729.92	5,000.00	-3,270.08	34.6%
Total Other Income	<u>1,729.92</u>	<u>5,000.00</u>	<u>-3,270.08</u>	<u>34.6%</u>
Other Expense				
CO Water Resources/Power Princ.	0.00	35,216.00	-35,216.00	0.0%
CO Water Resource/Power Int.	0.00	4,803.00	-4,803.00	0.0%
Bond Interest	0.00	32,250.00	-32,250.00	0.0%
Bond Principal Payment	0.00	90,000.00	-90,000.00	0.0%
Trustee Fees	0.00	500.00	-500.00	0.0%
Total Other Expense	<u>0.00</u>	<u>162,769.00</u>	<u>-162,769.00</u>	<u>0.0%</u>
Net Other Income	<u>1,729.92</u>	<u>-157,769.00</u>	<u>159,498.92</u>	<u>-1.1%</u>
Net Income	<u><u>9,074.83</u></u>	<u><u>95,605.00</u></u>	<u><u>-86,530.17</u></u>	<u><u>9.49%</u></u>

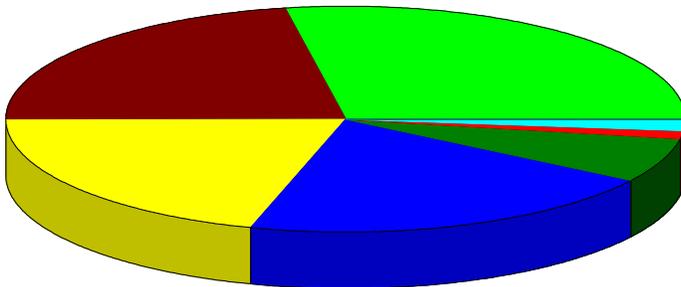
Income and Expense by Month
January 2026

Income
Expense



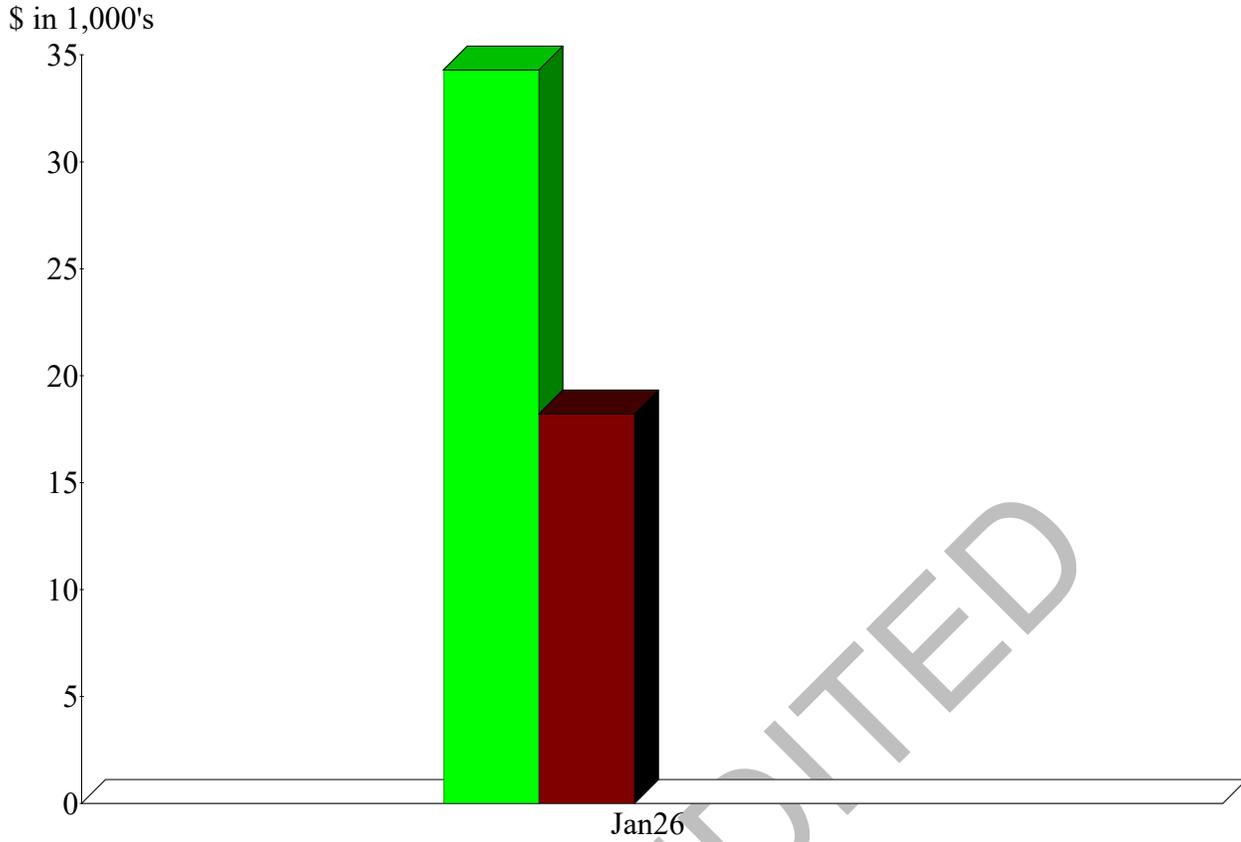
Income Summary
January 2026

Water Service Fee	28.00%
Water Usage	22.31
Capital Improvement Fees	20.50
Transfer in From General Fund	20.50
Interest Income	6.52
Late Fee Revenue	1.27
Restitution	0.92
Total	\$34,295.79



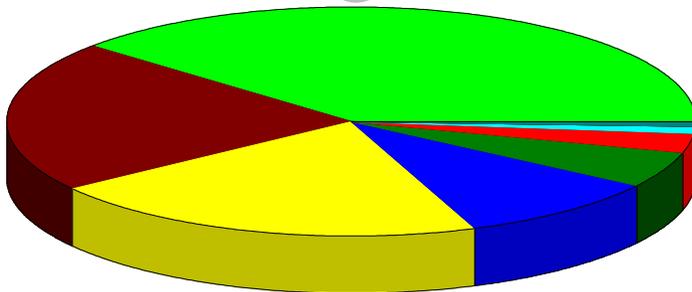
Income and Expense by Month
January 2026

Income
Expense



Expense Summary
January 2026

Transfer to Debt Service Fund	38.59%
ORC Fees-Operating	21.56
District Management Fee	20.93
Legal	9.75
Utilities	5.18
Directors Fees	2.74
Postage and Copies-Operating	1.11
Water Testing	0.13
Bank Service Charges	\$-3.00
Sub-Total	\$18,213.28



Page intentionally left blank



Arabian Acres Metropolitan District

Payment Request

2/18/2026

General Fund Account

Company	Invoice	Date	Amount	Comments
Edith Coffman	021826EC	2/18/2026	\$ 100.00	
Lanny Hoel	021826LH	2/18/2026	\$ 100.00	
Elizabeth Douglass	021826ED	2/18/2026	\$ 100.00	
Jennifer Thoe	021826JT	2/18/2026	\$ 100.00	
Martin Lempecki	021826ML	2/18/2026	\$ 100.00	
Capital One	20526	2/5/2026	-	Autopay - Zero Balance
Core Electric Coop	40032202	1/27/2026	\$ 240.33	ACH
Core Electric Coop	40045402	1/27/2026	\$ 116.45	ACH
Core Electric Coop	40299901	1/27/2026	\$ 87.60	ACH
Core Electric Coop	43071702	1/27/2026	\$ 19.45	ACH
Core Electric Coop	43183502	1/27/2026	\$ 253.09	ACH
El Paso County Public Health	EHS202132047	1/31/2026	\$ 23.00	
J.A. Excavation & Septic's LLC	13126-1	1/31/2026	\$ 408.16	Paid by the 15th
J.A. Excavation & Septic's LLC	13126	1/31/2026	\$ 3,520.00	Paid by the 15th
Mailing Services Inc	21271	1/9/2026	\$ 164.82	
Susemihl, McDermott & Downie	37842	1/31/2026	\$ 1,776.75	
UNCC	226010054	1/31/2026	\$ 226.75	
Wisdom Management	1247	1/31/2026	\$ 3,836.53	
Total:			\$ 11,172.93	

ECB Checking before Withdraw: \$ 465,806.55
 Payables: \$ (11,172.93)
 Bank Balance after Withdraw: \$ **454,633.62**

	Total Payables
\$	11,172.93

Arabian Acres Metropolitan District

Page intentionally left blank



ARABIAN ACRES METROPOLITAN DISTRICT LEAK ADJUSTMENT POLICY AMENDED AS OF FEBRUARY 18, 2026

The Board of Directors of Arabian Acres Metropolitan District (the “District”), Teller County, Colorado held a regular meeting via tele/videoconference pursuant to their Designated Meeting Resolution, on Wednesday ____, 20__, at the hour of 5:30 P.M. adopting and approving the below Leak Adjustment policy. It is the intent of the Board that this policy will become section 2.4.1 of the Rules and Regulations as amended by the Board.

Water Leak Adjustment Policy

Leaks occur in the system on an infrequent basis but often enough that there is a need for a policy in the Rules and Regulations to inform residents and others as to how the Board and management will address this issue.

A Leak for this section is defined as an unintended use of water above and beyond normal use. For a water use to be classified as a Leak, it must be unintended by the owner and be leaking for longer than 24 hours.

A Leak may be discovered by a resident through direct observation of running or pooled water on the property or in a structure; or it may be discovered from billing or meter data that occurs on a monthly basis. This policy is intended to consider an adjustment to a customer’s water usage fee for water that ran through the meter and is substantially higher (20% or more above the highest recorded monthly use over the past 24 months).

If you suspect a leak or are able to discover one on your property, you may follow these steps:

1. Contact the District Manager as soon as possible.
2. The District will place a note in your billing file as notice that a leak is suspected.
3. Document in writing, photographs or other printed material the facts of the leak including the location, the cause of the leak, the steps taken to curb losses and any other written or other material that will describe the leak.
4. The ORC or a District representative will meet with the customer to examine the leak and other pertinent facts
5. Submit a form to the Manager with the required information regarding the amount of the leak, steps taken to fix the leak, etc.
6. Documentation of repairs must be received within sixty (60) days of the due date listed on your bill for the period in which the leak occurred
7. Work with the Manager to pay the minimum amount requested which will be calculated as the average amount of water used in at least a 3-month period or the annual amount.

Upon receiving a completed Water Leak Adjustment Request, and any necessary documentation, the Metropolitan District Board will review the request including billing history and consumption data.

The Arabian Acres Metropolitan District Rules and Regulations with Design Standard must be adhered to in the processes. Specifically, but not limited to, the below sections:

Section 2.4: Responsibilities for Maintenance of Facilities (paragraph 2) – *Leaks or breaks in the Service Line shall be repaired by the Owner within seventy-two (72) hours of identification of leak or break. If*

satisfactory progress toward repairing the leak has not been made within the time allowed, the Manager shall shut off service until the leaks or breaks have been repaired.

Section 4.8.1 Design-Construction – *Services shall not be used until inspected and approved by the District Manager. Cost for this inspection is included in the Fee Schedule.*

The Board will place the item on the earliest convenient meeting for a review and hearing. Upon Board determination the bill may be adjusted per Board approval on a case-by-case basis that will allow the water leaked to be charged at the next lower tiered rate. Payment plan arrangements may be offered to help pay off any balance on the account to help during financial hardships.

Water leak adjustments are limited to two per household in any three-year period.

Administrative Review and Approval

District Management is authorized to review and approve leak adjustment requests without further Board action provided all criteria outlined in this Policy are met, including but not limited to: (1) leak definition requirements; (2) submission of complete documentation; (3) compliance with the two adjustments per three-year limit; and (4) adjustment calculation using the next lower tiered rate. Management shall elevate any request to the Board when criteria are not met or when exceptional circumstances exist.

Some Helpful Tools for Residents:

Fixing water leaks can save about 6% to 10% on your water bill.

Residential

Being handy around the house doesn't have to be difficult. Common types of leaks found in the home are worn toilet flappers, dripping faucets and other leaking valves. These types of leaks are often easily correctable, requiring only a few tools and hardware that can pay for themselves in water savings.

If you are concerned you may have a leak here is a quick reference guide to help walk you through finding a leak in your home.

[Detect & Chase Down Leaks](#) (WaterSense checklist)

Don't see a leak but have an unusually high bill?

You may have a leak and not know it. The best indication will be a large bill compared to past use. When in doubt, consider contacting a professional to check your lines.

(Remainder of page intentionally left blank. Signature page to follow.)

APPROVED AND ADOPTED THIS _____ DAY OF _____, 20__.

ARABIAN ACRES METROPOLITAN DISTRICT

Officer of the District

ATTEST:
