



REGULAR BOARD MEETING AGENDA AND NOTICE
WEDNESDAY, APRIL 16, 2025 – 5:30 PM

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

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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 2025
Edith Coffman	Assistant Secretary	May 2027
Jennifer Thoe	Assistant Secretary	May 2025

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, April 16, 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 – District 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 March 19, 2025 (enclosed)

2) FINANCIAL MATTERS

- a) Review of Billing and Collection Status
- b) Review and accept March 31, 2025, Unaudited Financial Status (enclosed)
- c) Review and Approve the Payment of Claims through April 16, 2025(enclosed)

3) MANAGEMENT MATTERS

4) LEGAL MATTERS

- a) Discuss the status of Pond 1 and Pond 2 water rights research

5) OPERATIONS

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

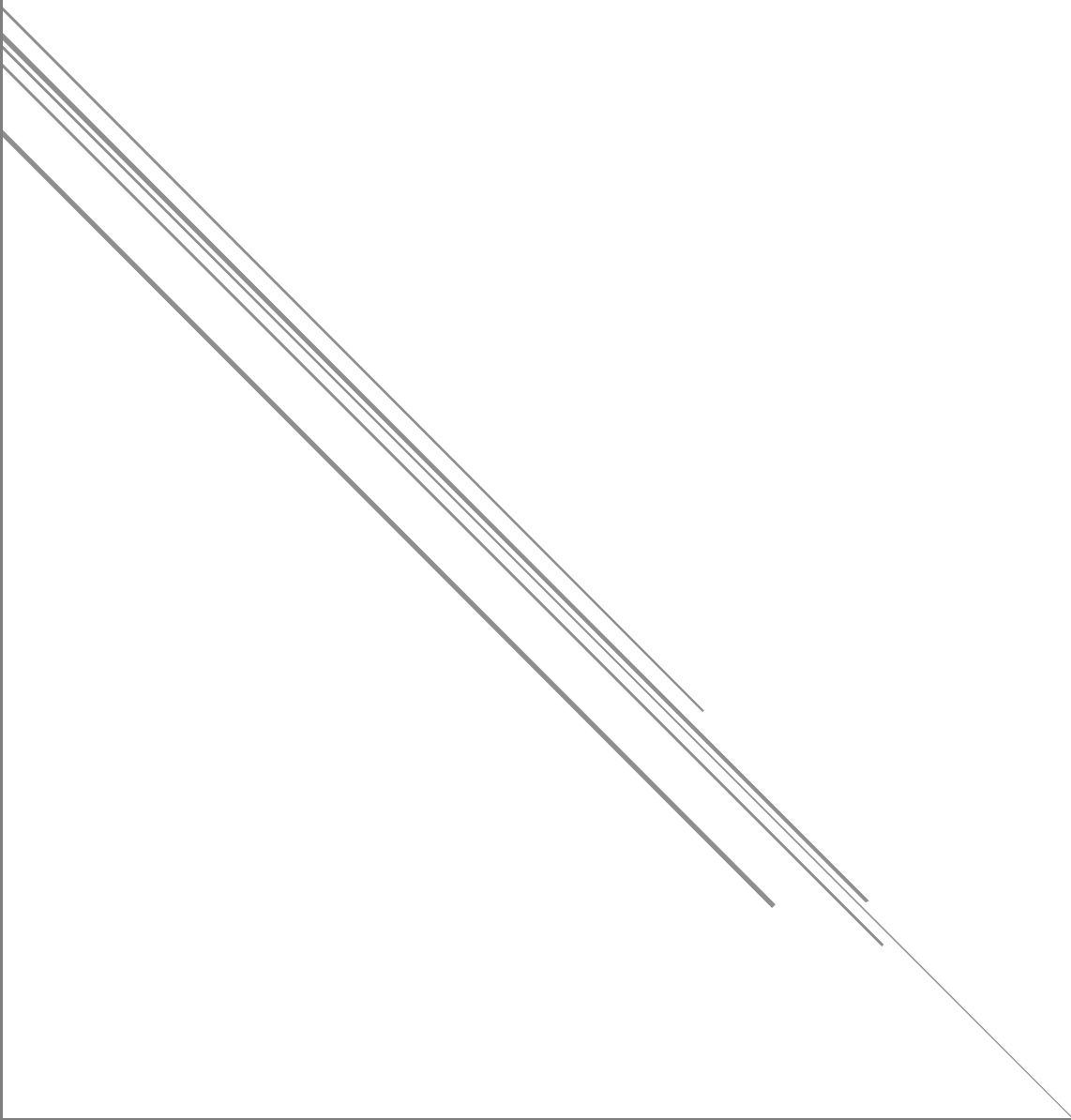
6) PUBLIC COMMENT - Comments will be limited to 3 minutes. Please remain respectful of the Board of Directors as well as of your fellow residents.

7) ADJOURNMENT

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



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**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
ARABIAN ACRES METROPOLITAN DISTRICT**

Wednesday, March 19, 2025, at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Edith Coffman

Elizabeth Douglass

Lanny Hoel – Unexcused Absence

Martin Lempecki

Jennifer Thoe

Also in attendance were:

Rebecca Harris, WSDM District Managers

Lynn Willow, ORC

Elric Winterer, Resident

Adrea Guenther, Resident

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: The Board reviewed the agenda and Director Coffman moved to approve the agenda as presented; seconded by Director Thoe. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from February 19, 2025: After discussion Director Lempecki moved to approve the Regular Board Meeting from February 19, 2025; seconded by Director Coffman. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Mrs. Harris presented the billing and collection status and shut-offs.
- b. Review and Accept the February 28, 2025, Unaudited Financial Status: Mrs. Harris presented the February 28, 2025, Unaudited Financial status. After review, Director Lempecki moved to accept the February 28, 2025, Unaudited Financial status; seconded by Director Thoe. Motion passed unanimously.
- c. Review and Approve the Payment of Claims through March 19th, 2025: Mrs. Harris presented the Payment of Claims. Mrs. Harris said WSDM will cover the late fee charges for the Capital One Credit Card, this will be a reimbursement to the district and she will investigate further on the past due balance from legal counsel. After review, Director Coffman moved to approve the Payment of Claims through March 19th, 2025, as amended; seconded by Director Lempecki. Motion passed unanimously.

3. MANAGEMENT MATTERS:

- a. Election Update: Mrs. Harris informed the board that their were only two self-nomination forms received for the two seats up for election and we are able to cancel the May 6, 2025 election.
- b. Review and adopt Resolution Cancelling the May 6, 2025 Election: Mrs. Harris presented the resolution. After board discussion Director Coffman moved to adopt the Resolution to Cancel the May 6, 2025 Election; seconded by President Douglass. Motion passed unanimously.

4. LEGAL MATTERS:

- a. Discuss status of Rupp Pond Water rights research: Mrs. Harris provided an update that legal counsel is still researching and pulling title commitment documents. As of right now it appears Pond No. 2 (Rupp Pond) the Metropolitan district owns the water rights too and legal is researching to determine maintenance responsibility.

Further discussion was had regarding Pond No. 1, recreation pond within the District Boundaries, and maintenance requirements. The existing Easement for Pond No. 1 requires the Property Owners Association (POA) to maintain the area and pond while the Metropolitan District owns the water in the pond.

Board directed Mrs. Harris to have legal counsel engaged to determine the definition of maintenance and at what point does the Metropolitan District get involved and to what degree to enforce maintenance. Board also directed. Mrs. Harris to coordinate with President Douglass and the POA Board President to discuss the maintenance needs.

5. OPERATIONS

- a. ORC Report: Mr. Willow presented the ORC report.
- b. Water Loss Data Report: Mrs. Harris Presented the water loss data report.

6. PUBLIC COMMENT:

Mr. Winterer expressed concern about the maintenance responsibilities for both ponds and highlighted that Pond No. 1 needs to be dredged.

Ms. Guenther expressed her concerns with Pond No. 1 ad the need for current overall maintenance needing to be done.

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

- a. THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR APRIL 16th, 2025, AT 5:30 PM

Respectfully Submitted,
WSDM District Managers

By: Recording Secretary

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

Edith Coffman

Elizabeth Douglass

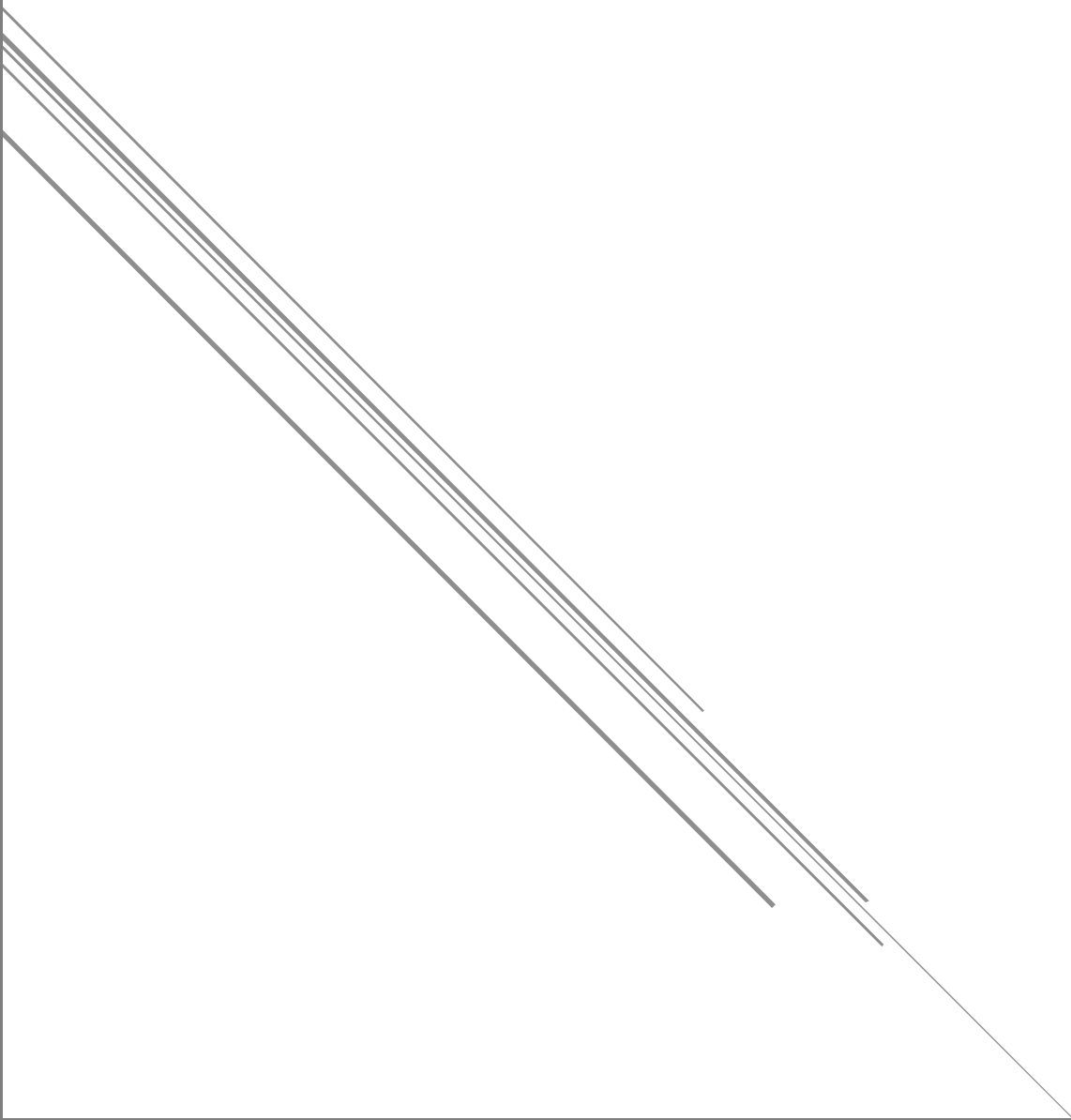
Lanny Hoel

Martin Lempecki

Jennifer Thoe



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Arabian Acres Metropolitan District

Balance Sheet

As of March 31, 2025

	Mar 31, 25
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	
Capital Improvement Reserve	42,789.84
ECB Checking - Other	368,169.09
Total ECB Checking	410,958.93
COLOTRUST 4001	238,570.53
COLOTRUST Reserve 8002	36,543.89
COLOTRUST-Capital Reserve 8003	271,392.81
Vectra Bank CD	252,030.74
Total Checking/Savings	1,209,496.90
Accounts Receivable	
Accounts Receivable	11,313.15
Total Accounts Receivable	11,313.15
Other Current Assets	
Property Tax Receivable	91,883.96
Total Other Current Assets	91,883.96
Total Current Assets	1,312,694.01
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	-662,147.00
Total Other Assets	1,577,825.39
TOTAL ASSETS	5,406,071.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	31,369.25
Total Accounts Payable	31,369.25
Other Current Liabilities	
Accrued Interest	7,427.30
Deferred Revenue-Property Taxes	91,883.96
Total Other Current Liabilities	99,311.26
Total Current Liabilities	130,680.51
Long Term Liabilities	
DWRF 1.5 Million Loan	975,282.93
2007 Bonds Payable	730,000.00
Natural Rural Water	5,496.41
CWCB Meter Loan 400K	154,568.42
Total Long Term Liabilities	1,865,347.76
Total Liabilities	1,996,028.27

Arabian Acres Metropolitan District
Balance Sheet
As of March 31, 2025

	Mar 31, 25
Equity	
Opening Balance Equity	215,933.51
Retained Earnings	3,103,353.61
Net Income	90,756.24
Total Equity	3,410,043.36
TOTAL LIABILITIES & EQUITY	5,406,071.63

Arabian Acres Metropolitan District

Profit & Loss Budget vs. Actual

January through March 2025

General Fund

	TOTAL					
	Feb 25	Mar 25	Jan - Mar 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
Capital Improvement Fees	8,530.55	8,278.68	25,479.36	77,463.00	-51,983.64	32.89%
Late Fee Revenue	330.00	402.03	1,092.03			
Water Service Fee	9,348.80	9,102.21	28,173.04	103,284.00	-75,110.96	27.28%
Water Tap Fees	0.00	8,000.00	8,000.00			
Water Usage	6,359.52	6,614.57	19,163.62	80,000.00	-60,836.38	23.96%
Total Income	24,568.87	32,397.49	81,908.05	260,747.00	-178,838.95	31.41%
Gross Profit	24,568.87	32,397.49	81,908.05	260,747.00	-178,838.95	31.41%
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	0.00	9,056.00	-9,056.00	0.0%
Bank Service Charges	0.00	32.56	32.56	100.00	-67.44	32.56%
Directors Fees	400.00	400.00	1,300.00	6,000.00	-4,700.00	21.67%
District Managment Fee	3,384.85	2,475.35	8,644.95	66,000.00	-57,355.05	13.1%
Dues Fees and Subscriptions	600.18	0.00	2,910.18	3,100.00	-189.82	93.88%
Election Expense	112.50	46.19	698.20	10,000.00	-9,301.80	6.98%
Insurance Expense-Operating	0.00	0.00	12,471.00	14,840.00	-2,369.00	84.04%
Legal	77.00	0.00	214.50	10,000.00	-9,785.50	2.15%
Locates	0.00	0.00	0.00	1,000.00	-1,000.00	0.0%
ORC Fees-Operating	3,645.87	3,645.87	10,937.61	48,000.00	-37,062.39	22.79%
Postage and Copies-Operating	89.36	56.33	350.09	2,000.00	-1,649.91	17.51%
Chemicals and Supplies	0.00	0.00	0.00	2,000.00	-2,000.00	0.0%
Repairs and Maintenance	0.00	0.00	385.00	40,000.00	-39,615.00	0.96%
Utilities	837.42	642.59	2,647.49	10,000.00	-7,352.51	26.48%
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	0.00	700.00	-700.00	0.0%
Water Testing	23.00	23.00	404.00	2,000.00	-1,596.00	20.2%
Total Expense	9,170.18	7,321.89	40,995.58	288,796.00	-247,800.42	14.2%
Net Ordinary Income	15,398.69	25,075.60	40,912.47	-28,049.00	68,961.47	-145.86%
Other Income/Expense						
Other Expense						
Transfer to Debt Service Fund	0.00	25,479.36	25,479.36	77,463.00	-51,983.64	32.89%
Total Other Expense	0.00	25,479.36	25,479.36	77,463.00	-51,983.64	32.89%
Net Other Income	0.00	-25,479.36	-25,479.36	-77,463.00	51,983.64	32.89%
Net Income	15,398.69	-403.76	15,433.11	-105,512.00	120,945.11	-14.63%

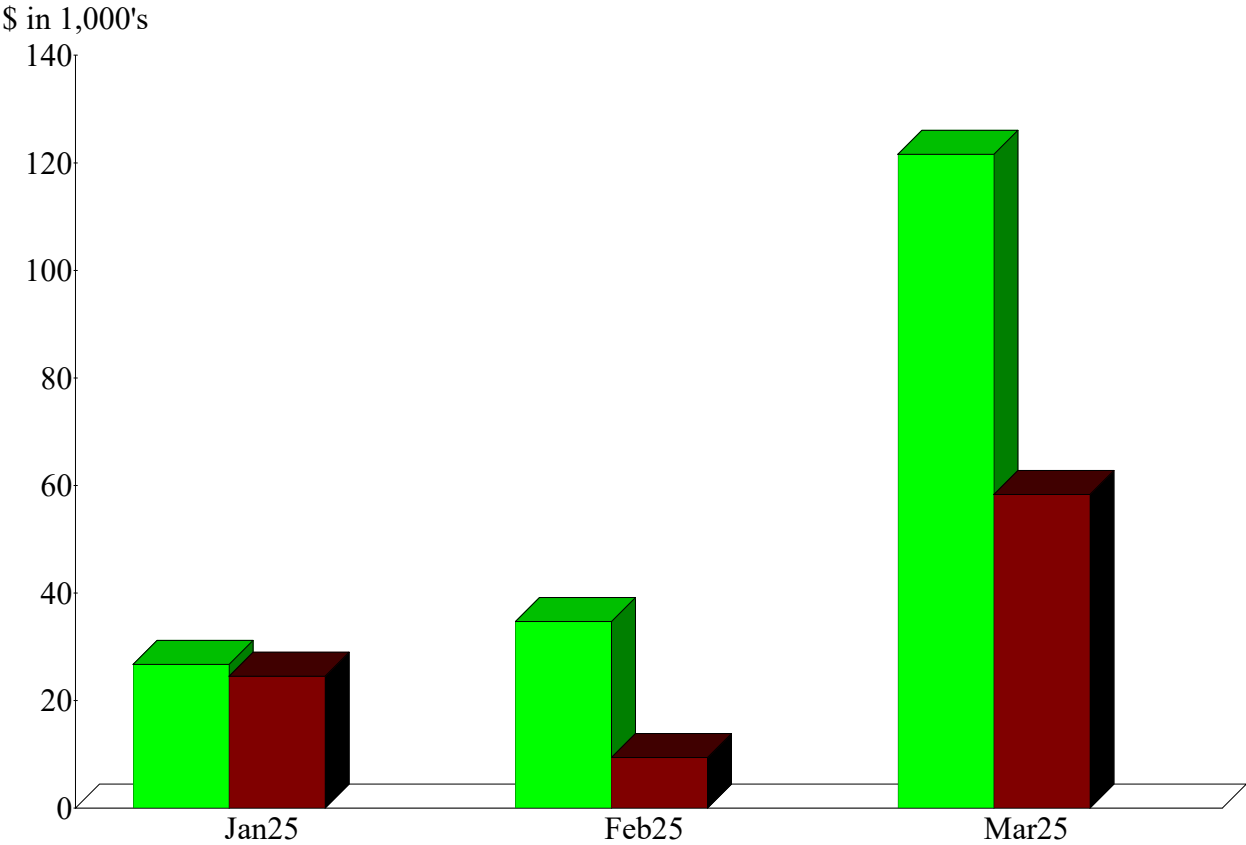
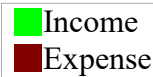
Arabian Acres Metropolitan District

Profit & Loss Budget vs. Actual

January through March 2025

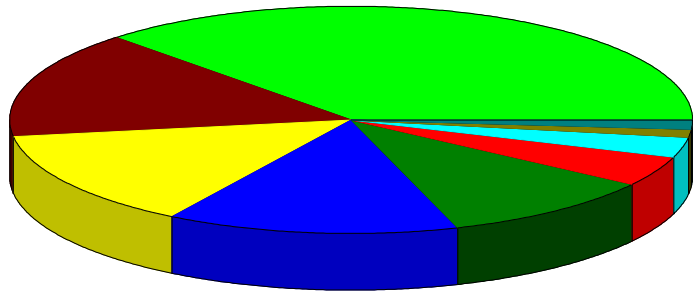
	TOTAL					
	Feb 25	Mar 25	Jan - Mar 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
Transfer in From General Fund	0.00	25,479.36	25,479.36	77,463.00	-51,983.64	32.89%
Property Tax Revenue	7,322.71	60,693.33	68,016.04	159,900.00	-91,883.96	42.54%
Specific Ownership Tax	1,176.81	1,060.30	2,237.11	11,193.00	-8,955.89	19.99%
Total Income	8,499.52	87,232.99	95,732.51	248,556.00	-152,823.49	38.52%
Gross Profit	8,499.52	87,232.99	95,732.51	248,556.00	-152,823.49	38.52%
Expense						
Contingency	0.00	0.00	0.00	5,000.00	-5,000.00	0.0%
Treasurer Collection Fee	219.69	1,820.80	2,040.49	4,797.00	-2,756.51	42.54%
Total Expense	219.69	1,820.80	2,040.49	9,797.00	-7,756.51	20.83%
Net Ordinary Income	8,279.83	85,412.19	93,692.02	238,759.00	-145,066.98	39.24%
Other Income/Expense						
Other Income						
Interest Income	1,628.20	1,966.16	5,374.00	5,000.00	374.00	107.48%
Total Other Income	1,628.20	1,966.16	5,374.00	5,000.00	374.00	107.48%
Other Expense						
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	0.00	4,832.00	-4,832.00	0.0%
Bond Principal Payment	0.00	0.00	0.00	85,000.00	-85,000.00	0.0%
National Rural Water Interest	18.28	16.01	54.82	103.00	-48.18	53.22%
Interest Expense - CWCD	0.00	23,688.07	23,688.07	23,688.00	0.07	100.0%
Trustee Fees	0.00	0.00	0.00	500.00	-500.00	0.0%
Total Other Expense	18.28	23,704.08	23,742.89	149,339.00	-125,596.11	15.9%
Net Other Income	1,609.92	-21,737.92	-18,368.89	-144,339.00	125,970.11	12.73%
Net Income	9,889.75	63,674.27	75,323.13	94,420.00	-19,096.87	79.78%

Income and Expense by Month
January through March 2025



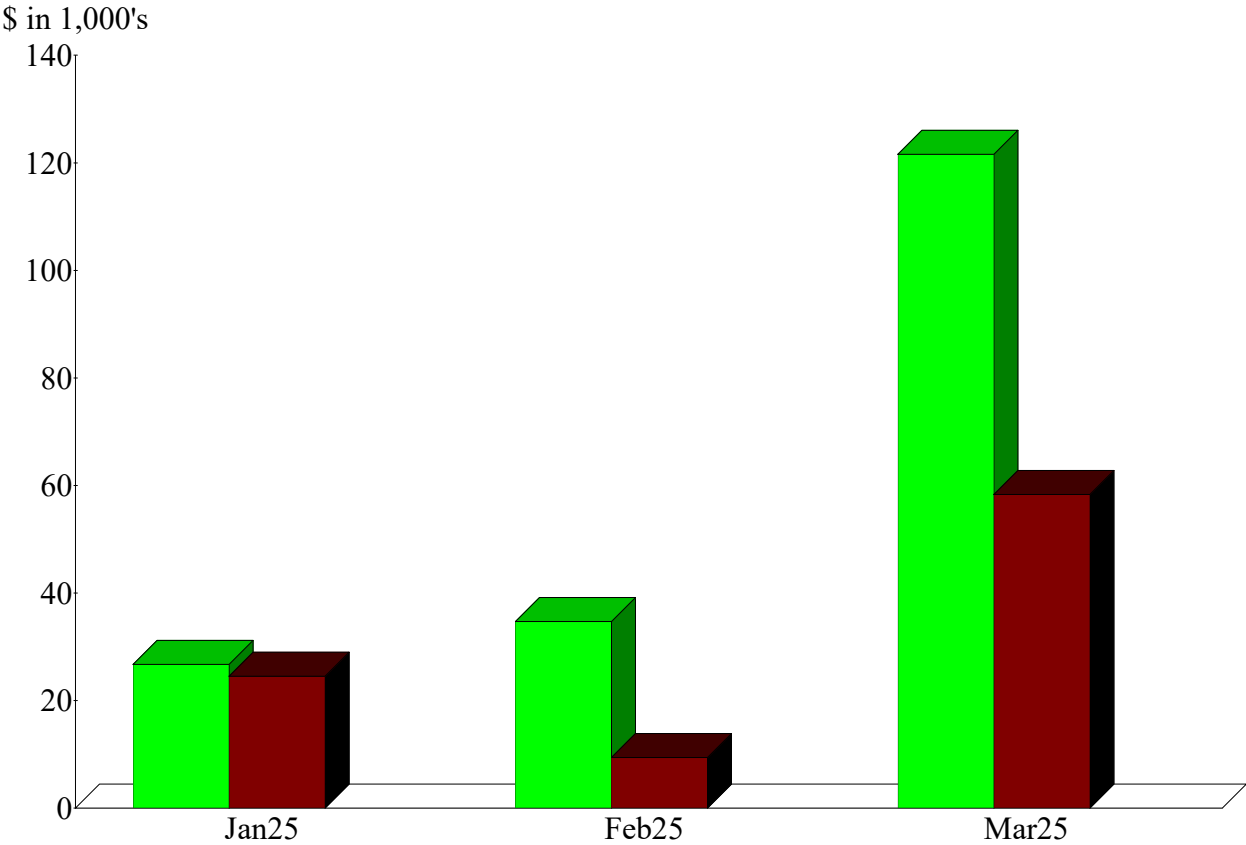
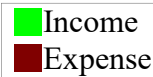
Income Summary
January through March 2025

Property Tax Revenue	37.16%
Water Service Fee	15.39
Capital Improvement Fees	13.92
Transfer in From General Fund	13.92
Water Usage	10.47
Water Tap Fees	4.37
Interest Income	2.94
Specific Ownership Tax	1.22
Late Fee Revenue	0.60
Total	\$183,014.56



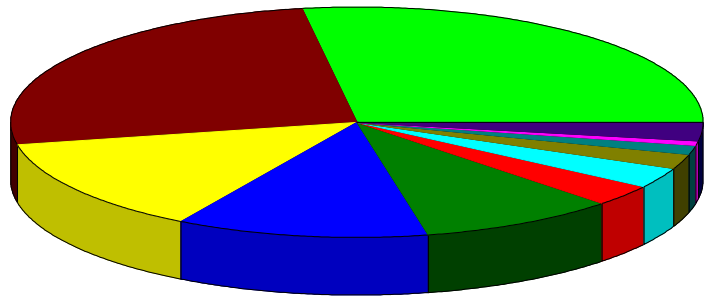
By Account

Income and Expense by Month
January through March 2025



Expense Summary
January through March 2025

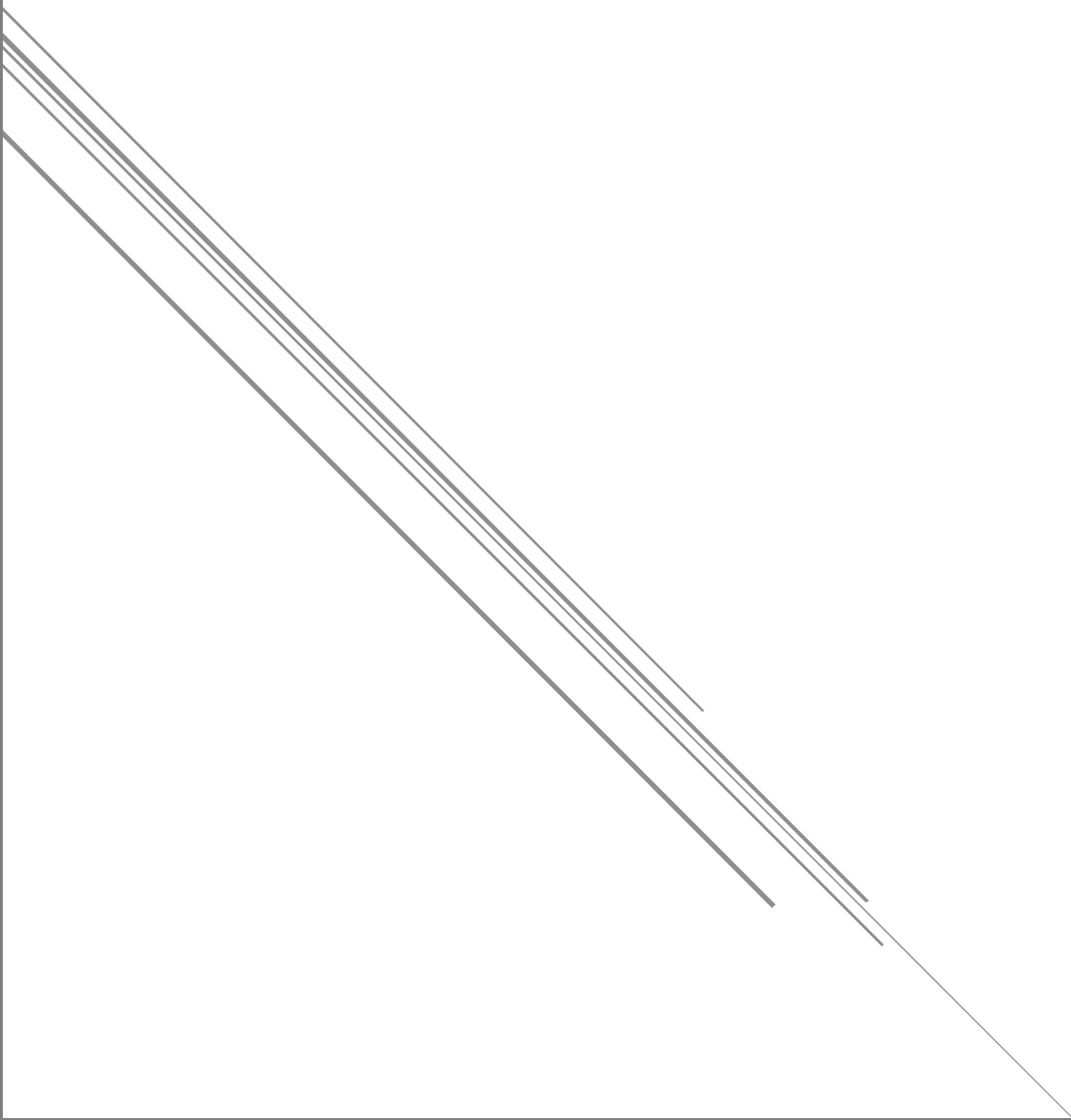
Transfer to Debt Service Fund	27.62%
Interest Expense - CWCD	25.68
Insurance Expense-Operating	13.52
ORC Fees-Operating	11.86
District Managment Fee	9.37
Dues Fees and Subscriptions	3.15
Utilities	2.87
Treasurer Collection Fee	2.21
Directors Fees	1.41
Election Expense	0.76
Other	1.56
Total	\$92,258.32



By Account



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Arabian Acres Metropolitan District

PAYMENT REQUEST

4/16/2025

GENERAL FUND

Company	Invoice	Date	Amount	Comments
Edith Coffman	041625EC	4/16/2025	\$ 100.00	
Lanny Hoel	041625LH	4/16/2025	\$ 100.00	
Elizabeth Douglas	041625ED	4/16/2025	\$ 100.00	
Jennifer Thoe	041625JT	4/16/2025	\$ 100.00	
Martin Lempecki	041625ML	4/16/2025	\$ 100.00	
Capital One	40825	4/8/2025	\$ -	Zero Balance
Colorado Water Conservaion Board	CT2019-2792	3/4/2025	\$ 23,688.07	
CO Water Res & Power Dev Authority	14878100	4/1/2025	\$ 20,024.35	Paid by Wire
Core Electric Coop	40032202	3/24/2025	\$ 229.74	ACH
Core Electric Coop	40045402	3/24/2025	\$ 87.22	ACH
Core Electric Coop	40299901	3/24/2025	\$ 68.71	ACH
Core Electric Coop	43071702	3/24/2025	\$ 16.70	ACH
Core Electric Coop	43183502	3/24/2025	\$ 240.22	ACH
El Paso County Public Health	EHS202125029	3/31/2025	\$ 23.00	
J.A. Excavation & Septic's LLC	33125	3/31/2025	\$ 3,350.00	Paid by the 15th
J.A. Excavation & Septic's LLC	33125-1	3/31/2025	\$ 295.87	Paid by the 15th
K&A Excavating	AAWD325	3/21/2025	\$ 1,520.00	
National Rural Water Association	40125	4/1/2025	\$ 924.10	
SDA	2025	4/1/2025	\$ 456.18	
WSDM District Manager	697	3/31/2025	\$ 2,577.87	
Zion Bank	500306	4/1/2025	\$ 250.00	
TOTAL			\$ 54,252.03	

DEBT SERVICE FUND

Company	Invoice	Date	Amount	Comments
Zions Bank	Bond Interest	4/9/2025	\$ 18,250.00	Pay From ColoTrust
TOTAL			\$ 18,250.00	

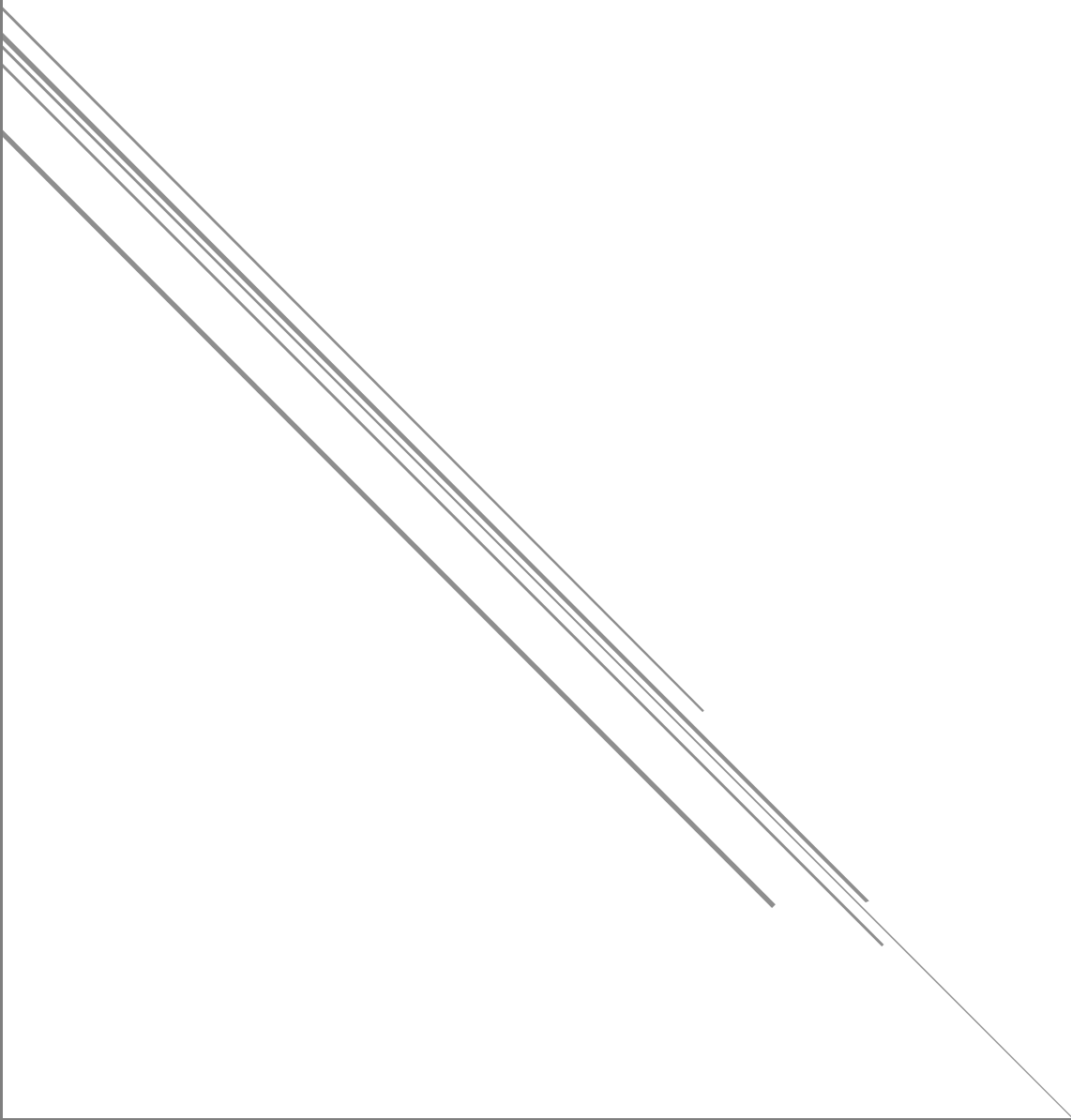
Director _____

\$ 72,502.03

ECB Checking Before Withdraw	\$	393,525.31
Payable's	\$	72,502.03
After Withdraw	\$	321,023.28



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Control Building Usage				
Month	A	B	Sold to Residents	Percentage (Loss)
January	332,600	155,700	341,407	30.08%
February	281,150	78,950	356,823	0.91%
March	330,300	74,250	325,490	19.54%
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	944,050	308,900	1,023,720	18.30%

