

**REGULAR BOARD MEETING AGENDA AND NOTICE**  
**WEDNESDAY, MAY 21, 2025 – 5:30 PM**

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

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

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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, May 21, 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) Review and consider appoint of officer positions
- e) Consider Approval of Meeting Minutes from April 16, 2025 (enclosed)

**2) REVIEW AND DISCUSS POND REPORT**

**3) FINANCIAL MATTERS**

- a) Review of Billing and Collection Status
- b) Review and accept April 30, 2025, Unaudited Financial Status (enclosed)
- c) Review and Approve the Payment of Claims through May 21, 2025(enclosed)

**4) MANAGEMENT MATTERS**

**5) LEGAL MATTERS**

**6) OPERATIONS**

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

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

**8) ADJOURNMENT**

- a) THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR JUNE 18, 2025, AT 5:30 PM



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**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING  
ARABIAN ACRES METROPOLITAN DISTRICT  
Wednesday, April 16, 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 April 16, 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
Amber Hardekopf	WSDM Managers
Jason Downie	Susemihl, McDermot, and Downie
Elric Winterer	Public

**MINUTES**

**1. ADMINISTRATIVE MATTERS**

- a. Call to Order & Declaration of Quorum: President Douglass called the meeting to order at 5:32 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 President Douglass added agenda item 5.a. to discuss Sanitation survey. Director Hoel moved to approve the agenda as amended; seconded by Director Lempecki. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from March 19, 2025: After discussion Director Lempecki moved to approve the Regular Board Meeting from March 19, 2025; seconded by Director Thoe. Motion passed unanimously.

**2. FINANCIAL MATTERS**

- a. Review of Billing and Collection Status: Mrs. Hardekopf presented the billing, collection, status and shut-offs.
- b. Review and Accept the March 31, 2025, Unaudited Financial Status: Mrs. Harris presented the February 28, 2025, Unaudited Financial status. After review, Director Lempecki moved to accept the March 31, 2025, Unaudited Financial status; seconded by Director Coffman. Motion passed unanimously.
- c. Review and Approve the Payment of Claims through April 16<sup>th</sup>, 2025: Mrs. Harris presented the Payment of Claims, and added Invoice to KA Excavation of \$1,520. After review, Director

Lempecki moved to approve the Payment of Claims through April 16<sup>th</sup>, 2025, as amended; seconded by Director Coffman. Motion passed unanimously.

**3. MANAGEMENT MATTERS:**

Ms. Harris had no additional update to provide.

**4. LEGAL MATTERS:**

- a. Discuss the status of Pond 1 and Pond 2 water rights research: Board agreed to postpone discussion until after Public comment.

**5. OPERATIONS**

- a. ORC Report: Mr. Willow presented the ORC report. Board discussed the sanitation survey and violation status. Mr. Willow clarified that the violation notification is being sent out by the Consumer Confidence Report (CCR). Mr. Willow clarified the repairs to the vent pipe will be completed by June 6<sup>th</sup>.
- b. Water Loss Data Report: Mrs. Harris Presented the water loss data report.

**6. PUBLIC COMMENT:**

Mr. Winterer expressed appreciation for the Boards hard work.

Director Coffman brought up the discussion on the proposals for the Sildona main line project. After discussion Director Hoel motioned to approve K&A Excevation proposal for \$114,000; seconded by President Douglass. Motion passed unanimously.

Director Lempecki moved to approve Core & Main material proposal for \$14,474.95; seconded by Director Thoe. Motion passed unanimously.

**7. EXECUTIVE SESSION**

- a. Director Lempecki made a motion to enter into executive session at 6:14 pm per CRS 24-6-402(4)(b) to receive legal advice regarding Pond 1 and Pond 2 water rights; seconded by Director Coffman. Motion passed unanimously.

President Douglass moved to exit executive session at 7:14 pm per CRS 24-6-402(4)(b) to receive legal advice regarding Pond 1 and Pond 2 water rights; seconded by Director Lempecki. Motion passed unanimously.

- 8. ADJOURNMENT:** Director Coffman moved to adjourn the meeting at 7:15 p.m., seconded by Director Lempecki. The motion passed unanimously.

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 16, 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

## Balance Sheet

As of April 30, 2025

	Apr 30, 25
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
ECB Checking	
Capital Improvement Reserve	42,789.84
ECB Checking - Other	335,623.95
Total ECB Checking	378,413.79
COLOTRUST 4001	229,054.43
COLOTRUST Reserve 8002	36,676.10
COLOTRUST-Capital Reserve 8003	272,374.74
Vectra Bank CD	252,030.74
Total Checking/Savings	1,168,549.80
Accounts Receivable	
Accounts Receivable	11,313.15
Total Accounts Receivable	11,313.15
Other Current Assets	
Property Tax Receivable	84,934.30
Total Other Current Assets	84,934.30
Total Current Assets	1,264,797.25
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
<b>TOTAL ASSETS</b>	<b>5,358,174.87</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	12,218.78
Total Accounts Payable	12,218.78
Other Current Liabilities	
Accrued Interest	7,427.30
Deferred Revenue-Property Taxes	84,934.30
Total Other Current Liabilities	92,361.60
Total Current Liabilities	104,580.38
Long Term Liabilities	
DWRF 1.5 Million Loan	957,696.79
2007 Bonds Payable	730,000.00
Natural Rural Water	4,586.05
CWCB Meter Loan 400K	154,568.42
Total Long Term Liabilities	1,846,851.26
Total Liabilities	1,951,431.64



Arabian Acres Metropolitan District  
**Balance Sheet**  
As of April 30, 2025

	Apr 30, 25
Equity	
Opening Balance Equity	215,933.51
Retained Earnings	3,103,353.61
Net Income	87,456.11
Total Equity	3,406,743.23
TOTAL LIABILITIES & EQUITY	5,358,174.87

# Arabian Acres Metropolitan District

## Profit & Loss Budget vs. Actual

January through April 2025

### General Fund

	TOTAL					
	Mar 25	Apr 25	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
Capital Improvement Fees	8,278.68	6,623.78	32,103.14	77,463.00	-45,359.86	41.44%
Late Fee Revenue	402.03	255.00	1,347.03			
Water Service Fee	9,102.21	8,561.80	36,734.84	103,284.00	-66,549.16	35.57%
Water Tap Fees	8,000.00	0.00	8,000.00			
Water Usage	6,614.57	5,362.20	24,525.82	80,000.00	-55,474.18	30.66%
<b>Total Income</b>	<b>32,397.49</b>	<b>20,802.78</b>	<b>102,710.83</b>	<b>260,747.00</b>	<b>-158,036.17</b>	<b>39.39%</b>
Gross Profit	32,397.49	20,802.78	102,710.83	260,747.00	-158,036.17	39.39%
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	32.56	20.00	52.56	100.00	-47.44	52.56%
Directors Fees	400.00	500.00	1,800.00	6,000.00	-4,200.00	30.0%
District Managment Fee	2,475.35	3,096.40	11,741.35	66,000.00	-54,258.65	17.79%
Dues Fees and Subscriptions	0.00	0.00	2,910.18	3,100.00	-189.82	93.88%
Election Expense	46.19	0.00	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	3,154.75	0.00	3,292.25	10,000.00	-6,707.75	32.92%
Locates	0.00	0.00	0.00	1,000.00	-1,000.00	0.0%
ORC Fees-Operating	3,645.87	3,645.87	14,583.48	48,000.00	-33,416.52	30.38%
Postage and Copies-Operating	56.33	338.32	808.10	2,000.00	-1,191.90	40.41%
Chemicals and Supplies	0.00	0.00	0.00	2,000.00	-2,000.00	0.0%
Repairs and Maintenance	1,520.00	0.00	1,905.00	40,000.00	-38,095.00	4.76%
Utilities	642.59	657.98	3,305.47	10,000.00	-6,694.53	33.06%
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	427.00	2,000.00	-1,573.00	21.35%
<b>Total Expense</b>	<b>11,996.64</b>	<b>8,281.57</b>	<b>53,994.59</b>	<b>288,796.00</b>	<b>-234,801.41</b>	<b>18.7%</b>
Net Ordinary Income	20,400.85	12,521.21	48,716.24	-28,049.00	76,765.24	-173.68%
Other Income/Expense						
Other Income						
Interest Income - Operating	0.00	0.01	0.01			
Total Other Income	0.00	0.01	0.01			
Other Expense						
Transfer to Debt Service Fund	25,479.36	6,623.78	32,103.14	77,463.00	-45,359.86	41.44%
Total Other Expense	25,479.36	6,623.78	32,103.14	77,463.00	-45,359.86	41.44%
Net Other Income	-25,479.36	-6,623.77	-32,103.13	-77,463.00	45,359.87	41.44%
Net Income	<b>-5,078.51</b>	<b>5,897.44</b>	<b>16,613.11</b>	<b>-105,512.00</b>	<b>122,125.11</b>	<b>-15.75%</b>

# Arabian Acres Metropolitan District

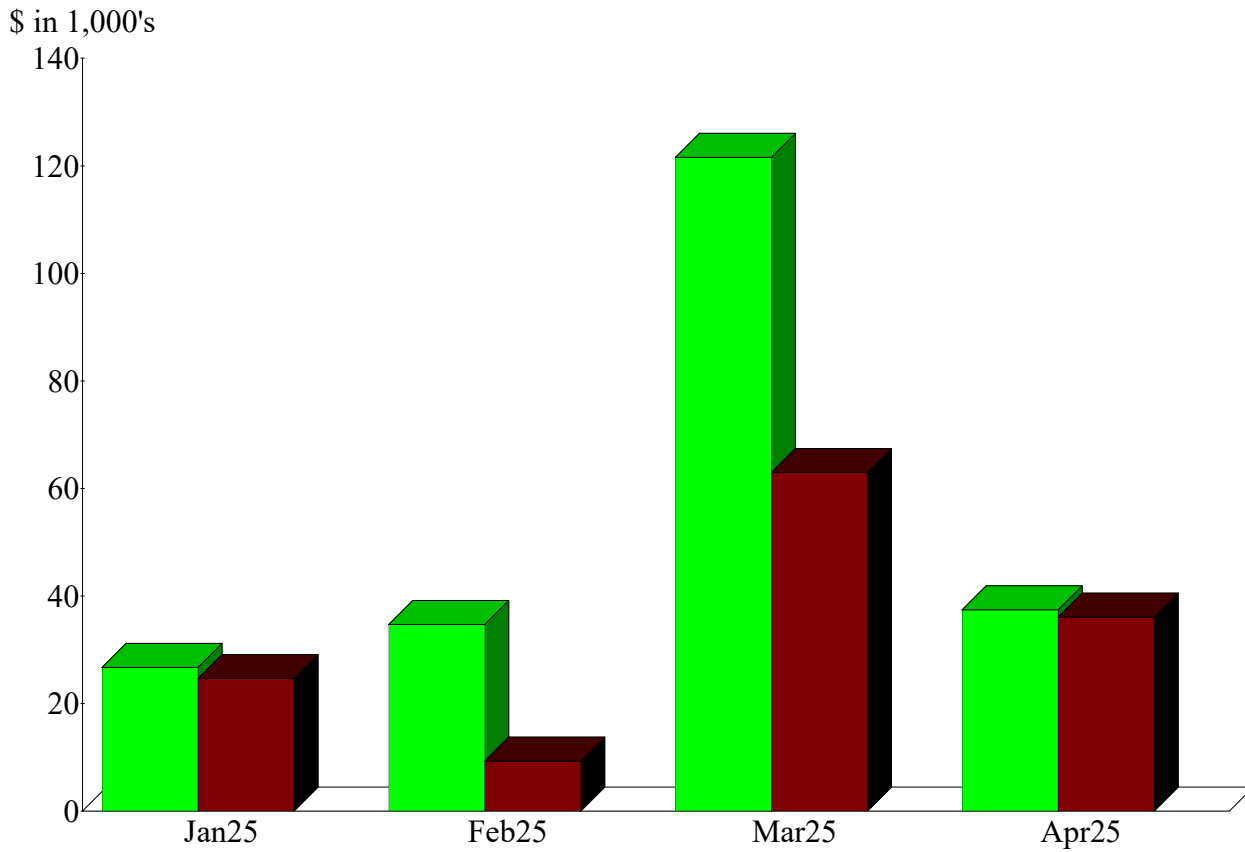
## Profit & Loss Budget vs. Actual

January through April 2025

	TOTAL					
	Mar 25	Apr 25	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
Transfer in From General Fund	25,479.36	6,623.78	32,103.14	77,463.00	-45,359.86	41.44%
Property Tax Revenue	60,693.33	6,949.66	74,965.70	159,900.00	-84,934.30	46.88%
Specific Ownership Tax	1,060.30	1,156.75	3,393.86	11,193.00	-7,799.14	30.32%
<b>Total Income</b>	<b>87,232.99</b>	<b>14,730.19</b>	<b>110,462.70</b>	<b>248,556.00</b>	<b>-138,093.30</b>	<b>44.44%</b>
<b>Gross Profit</b>	<b>87,232.99</b>	<b>14,730.19</b>	<b>110,462.70</b>	<b>248,556.00</b>	<b>-138,093.30</b>	<b>44.44%</b>
<b>Expense</b>						
Contingency	0.00	0.00	0.00	5,000.00	-5,000.00	0.0%
Treasurer Collection Fee	1,820.80	208.50	2,248.99	4,797.00	-2,548.01	46.88%
<b>Total Expense</b>	<b>1,820.80</b>	<b>208.50</b>	<b>2,248.99</b>	<b>9,797.00</b>	<b>-7,548.01</b>	<b>22.96%</b>
<b>Net Ordinary Income</b>	<b>85,412.19</b>	<b>14,521.69</b>	<b>108,213.71</b>	<b>238,759.00</b>	<b>-130,545.29</b>	<b>45.32%</b>
<b>Other Income/Expense</b>						
<b>Other Income</b>						
Interest Income	1,966.16	1,950.13	7,324.13	5,000.00	2,324.13	146.48%
<b>Total Other Income</b>	<b>1,966.16</b>	<b>1,950.13</b>	<b>7,324.13</b>	<b>5,000.00</b>	<b>2,324.13</b>	<b>146.48%</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	2,438.21	2,438.21	4,832.00	-2,393.79	50.46%
Bond Interest	0.00	18,250.00	18,250.00	0.00	18,250.00	100.0%
Bond Principal Payment	0.00	0.00	0.00	85,000.00	-85,000.00	0.0%
National Rural Water Interest	16.01	0.00	54.82	103.00	-48.18	53.22%
Interest Expense - CWCD	23,688.07	0.00	23,688.07	23,688.00	0.07	100.0%
Trustee Fees	0.00	250.00	250.00	500.00	-250.00	50.0%
<b>Total Other Expense</b>	<b>23,704.08</b>	<b>20,938.21</b>	<b>44,681.10</b>	<b>149,339.00</b>	<b>-104,657.90</b>	<b>29.92%</b>
<b>Net Other Income</b>	<b>-21,737.92</b>	<b>-18,988.08</b>	<b>-37,356.97</b>	<b>-144,339.00</b>	<b>106,982.03</b>	<b>25.88%</b>
<b>Net Income</b>	<b>63,674.27</b>	<b>-4,466.39</b>	<b>70,856.74</b>	<b>94,420.00</b>	<b>-23,563.26</b>	<b>75.04%</b>

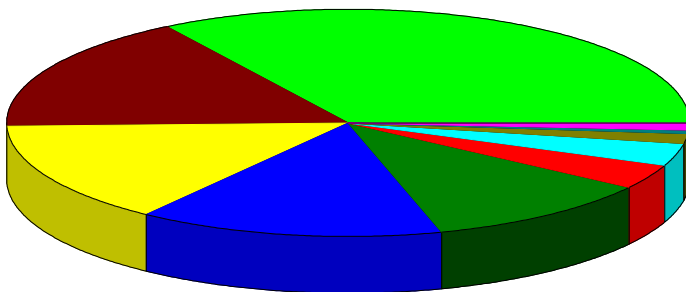
# Income and Expense by Month January through April 2025

Income  
Expense



## Income Summary January through April 2025

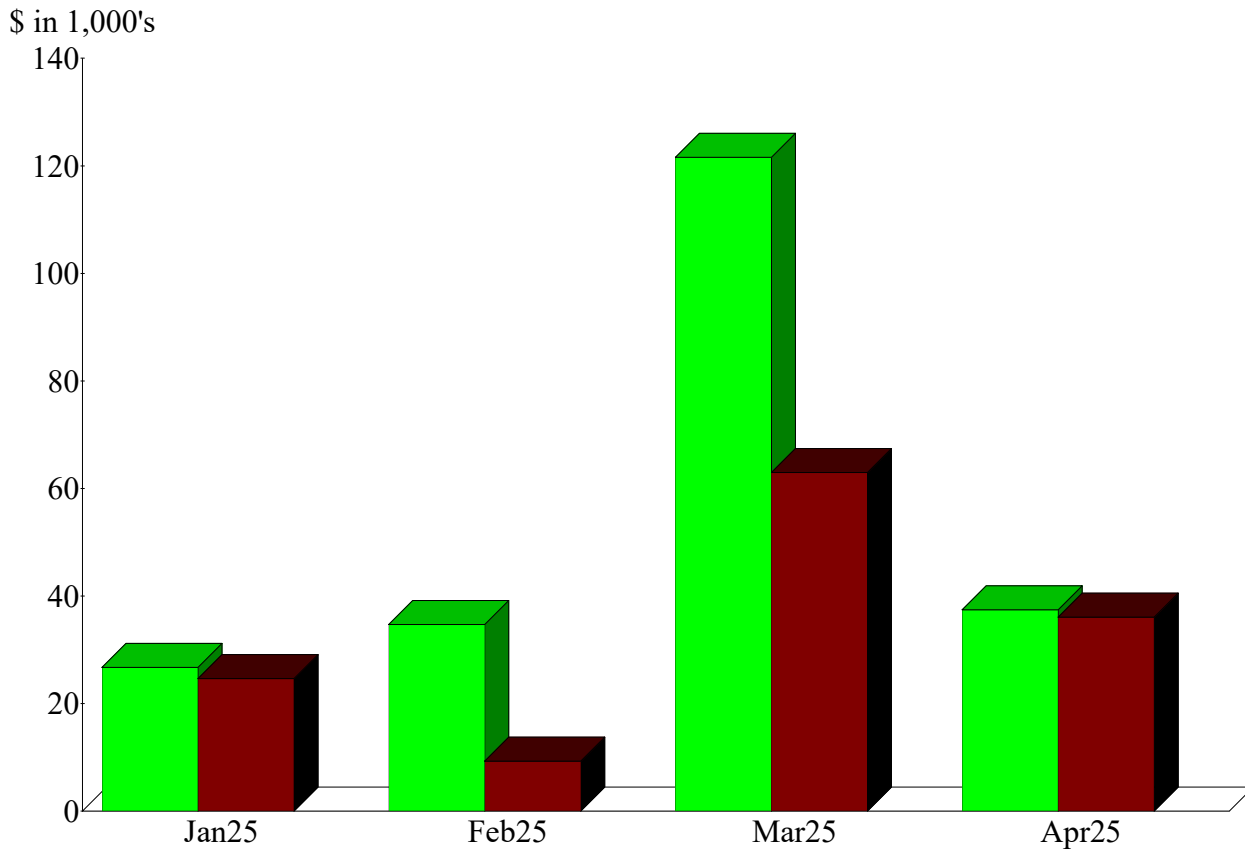
Property Tax Revenue	34.00%
Water Service Fee	16.66
Capital Improvement Fees	14.56
Transfer in From General Fund	14.56
Water Usage	11.12
Water Tap Fees	3.63
Interest Income	3.32
Specific Ownership Tax	1.54
Late Fee Revenue	0.61
Interest Income - Operating	0.01
Total	\$220,497.67



By Account

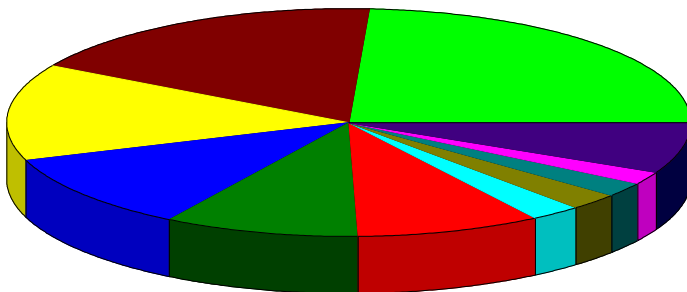
# Income and Expense by Month January through April 2025

Income  
Expense



## Expense Summary January through April 2025

Transfer to Debt Service Fund	24.13%
Interest Expense - CWCD	17.81
Bond Interest	13.72
ORC Fees-Operating	10.96
Insurance Expense-Operating	9.37
District Managment Fee	8.83
Utilities	2.48
Legal	2.47
Dues Fees and Subscriptions	2.19
CO Water Resource/Power Int.	1.83
Other	6.21
Total	\$133,041.56



By Account



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# Arabian Acres Metropolitan District

## PAYMENT REQUEST

5/21/2025

### GENERAL FUND

Company	Invoice	Date	Amount	Comments
Edith Coffman	052125EC	5/21/2025	\$ 100.00	
Lanny Hoel	052125LH	5/21/2025	\$ 100.00	
Elizabeth Douglas	052125ED	5/21/2025	\$ 100.00	
Jennifer Thoe	052125JT	5/21/2025	\$ 100.00	
Martin Lempecki	052125ML	5/21/2025	\$ 100.00	
Capital One	40825	4/8/2025	\$ -	Zero Balance
Core Electric Coop	40032202	4/22/2025	\$ 227.56	ACH
Core Electric Coop	40045402	4/22/2025	\$ 93.29	ACH
Core Electric Coop	40299901	4/22/2025	\$ 70.52	ACH
Core Electric Coop	43071702	4/22/2025	\$ 16.70	ACH
Core Electric Coop	43183502	4/22/2025	\$ 242.16	ACH
El Paso County Public Health	EHS202125660	4/30/2025	\$ 23.00	
J.A. Excavation & Septic's LLC	43025	4/30/2025	\$ 3,350.00	Paid by the 15th
J.A. Excavation & Septic's LLC	43025-1	4/30/2025	\$ 295.87	Paid by the 15th
Mailing Services Inc	20131	1/8/2025	\$ 119.69	
Mailing Services Inc	20397	4/7/2025	\$ 147.29	
Mailing Services Inc	20414	4/11/2025	\$ 134.18	
National Rural Water Association	50125	5/1/2025	\$ 924.10	
Susemihl, McDermott & Downie	37023	3/31/2025	\$ 3,154.75	
UNCC	225040062	4/30/2025	\$ 7.75	
WSDM District Manager	749	4/30/2025	\$ 3,153.25	
<b>TOTAL</b>			<b>\$ 12,460.11</b>	

Director \_\_\_\_\_

ECB Checking Before Withdraw	\$ 365,714.54
Payable's	\$ 12,460.11
After Withdraw	<b>\$ 353,254.43</b>



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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	314,750	69,450	335,492	12.68%
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	1,258,800	378,350	1,359,212	16.98%

