



REGULAR BOARD MEETING AGENDA AND NOTICE
WEDNESDAY, JUNE 18, 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, JUNE 18, 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 May 21, 2025 (enclosed)

2) REVIEW AND DISCUSS POND REPORT

3) FINANCIAL MATTERS

- a) Review of Billing and Collection Status
- b) Review and accept May 31, 2025, Unaudited Financial Status (enclosed)
- c) Review and Approve the Payment of Claims through June 18, 2025(enclosed)

4) MANAGEMENT MATTERS

5) LEGAL MATTERS

6) OPERATIONS

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

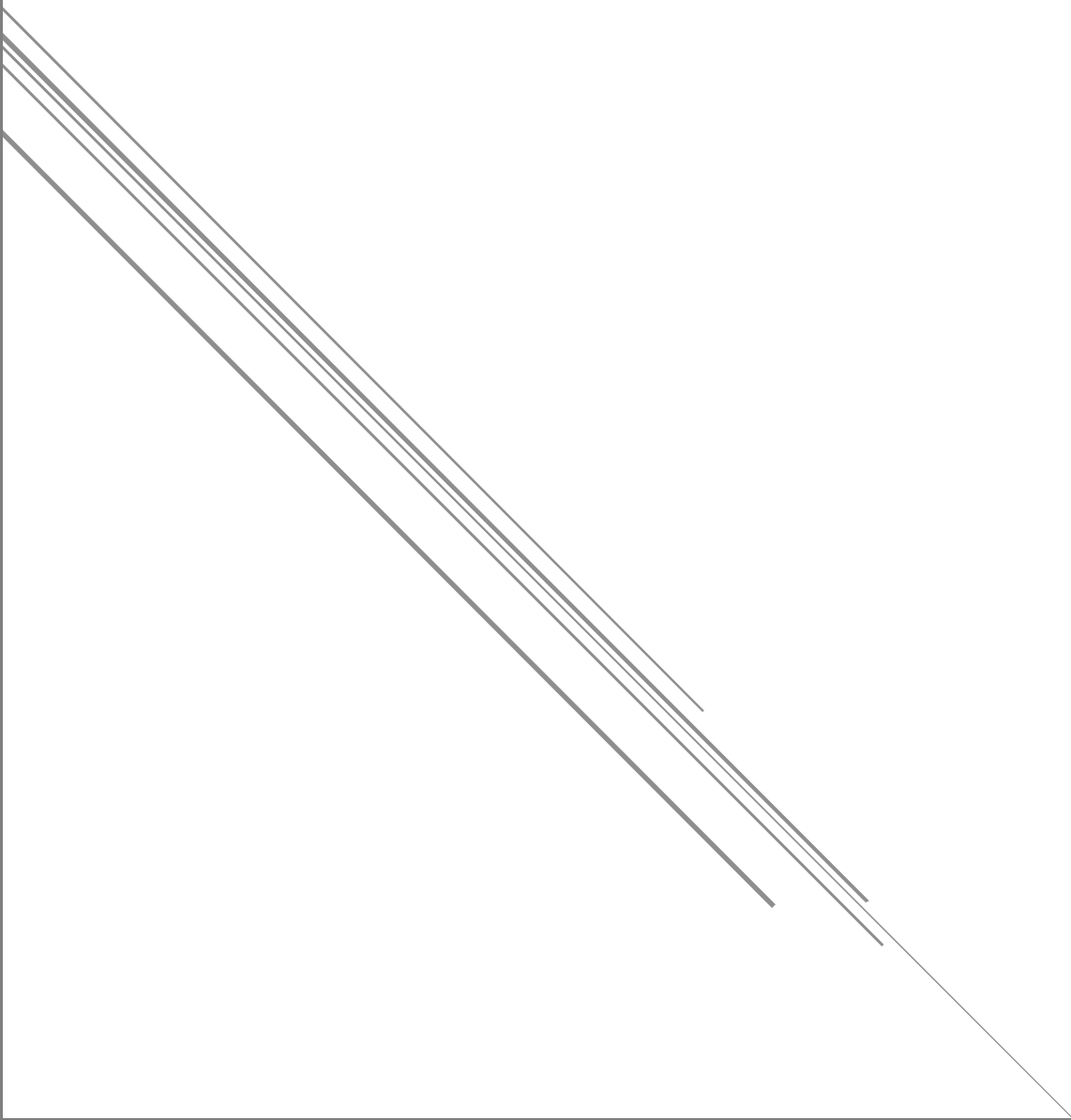
7) PUBLIC COMMENT - Comments will be limited to 3 minutes. Please remain respectful of the Board of Directors as well as of your fellow residents.

8) ADJOURNMENT

- a) THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR JULY 16, 2025, AT 5:30 PM – Audit Review



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**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
ARABIAN ACRES METROPOLITAN DISTRICT
Wednesday, May 21, 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 May 21, 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
Eryn Adrian	Solitude Lake Management
Andrea Grunther	Member of the 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 Director Coffman moved to approve the agenda with the addition of 4. A. 151 Banner Trail Leak Adjustment; seconded by Director Hoel. Motion passed unanimously.
- d. Review and Consider appointment of Officer Positions: After discussion Director Lempecki moved to keep positions the same; seconded by Director Thoe. Motion passed unanimously.
- e. Consider Approval of Meeting Minutes from April 16, 2025: The Board director Ms. Harris to re-send the updated payables from last month meeting to reflect the change in payables. After the discussion, Director Lempecki moved to approve the Regular Board Meeting from March 19, 2025; seconded by President Douglass. Motion passed unanimously.

2. REVIEW AND DISCUSS POND REPORT

Ms. Adrian with Solitude Lake Management, provided a detailed report and update regarding District Pond #1 and the potential maintenance options to help clear sediment. After the discussion, the board agreed to move forward with the three-year plan for the treatment of TriMarine to clear the sediment buildup in the Pond. Director Coffman moved to accept the



proposal as presented by Ms. Adrian, subject to annual appropriations; seconded by Director Lempecki. Motion passed unanimously.

3. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Ms. Harris presented the billing, collection, status and shut-offs.
- b. Review and Accept the April 30, 2025, Unaudited Financial Status: Mrs. Harris presented the April 30, 2025, Unaudited Financial status. After review, President Douglass moved to accept the April 30, 2025, Unaudited Financial status; seconded by Director Lempecki. Motion passed unanimously.
- c. Review and Approve the Payment of Claims through May 21, 2025: Mrs. Harris presented the Payment of Claims. Director Coffman inquired about the delayed invoice for MSI. Ms. Harris stated the invoice was missed in February payables, unsure why, however she will pay closer attention on these future payables. After review, Director Lempecki moved to approve the Payment of Claims through May 21th, 2025, as amended; seconded by Director Thoe. Motion passed unanimously.

4. MANAGEMENT MATTERS:

- a. 151 Banner Trail Leak Adjustment Request: Ms. Harris presented the leak adjustment request for the Board. Mr. Whitehead presented his case for the Board. After a detailed discussion Director Coffman moved to approve an adjustment to Tier 2 rate; seconded by Director Lempecki. Motion passed unanimously.

5. LEGAL MATTERS:

Director Coffman inquired about Pond 2. Ms. Harris confirmed there has been no activity or update with regards to Pond 2 land owners.

6. OPERATIONS

- a. ORC Report: Mr. Willow presented the ORC report. Board the Pond 1 TriMarine treatment plan.
- b. Water Loss Data Report: Mrs. Harris Presented the water loss data report.

7. PUBLIC COMMENT:

Ms. Grunther expressed her concern regarding the water leak at 151 Banner Trail, and inquired if there is a better system for residents to use to help alert them when there are potential leaks. Mr. Willow addressed the comment noting there are leak detection sensors, but they are designed to work when moisture is detected. This method doesn't help for a leak in a service line.

Ms. Grunther expressed her appreciation that the Board has approved to treat Pond 1.

8. ADJOURNMENT: President Douglass moved to adjourn the meeting at 7:23 p.m., seconded by Director Coffman. The motion passed unanimously.



Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 21, 2025, REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

Elizabeth Douglass

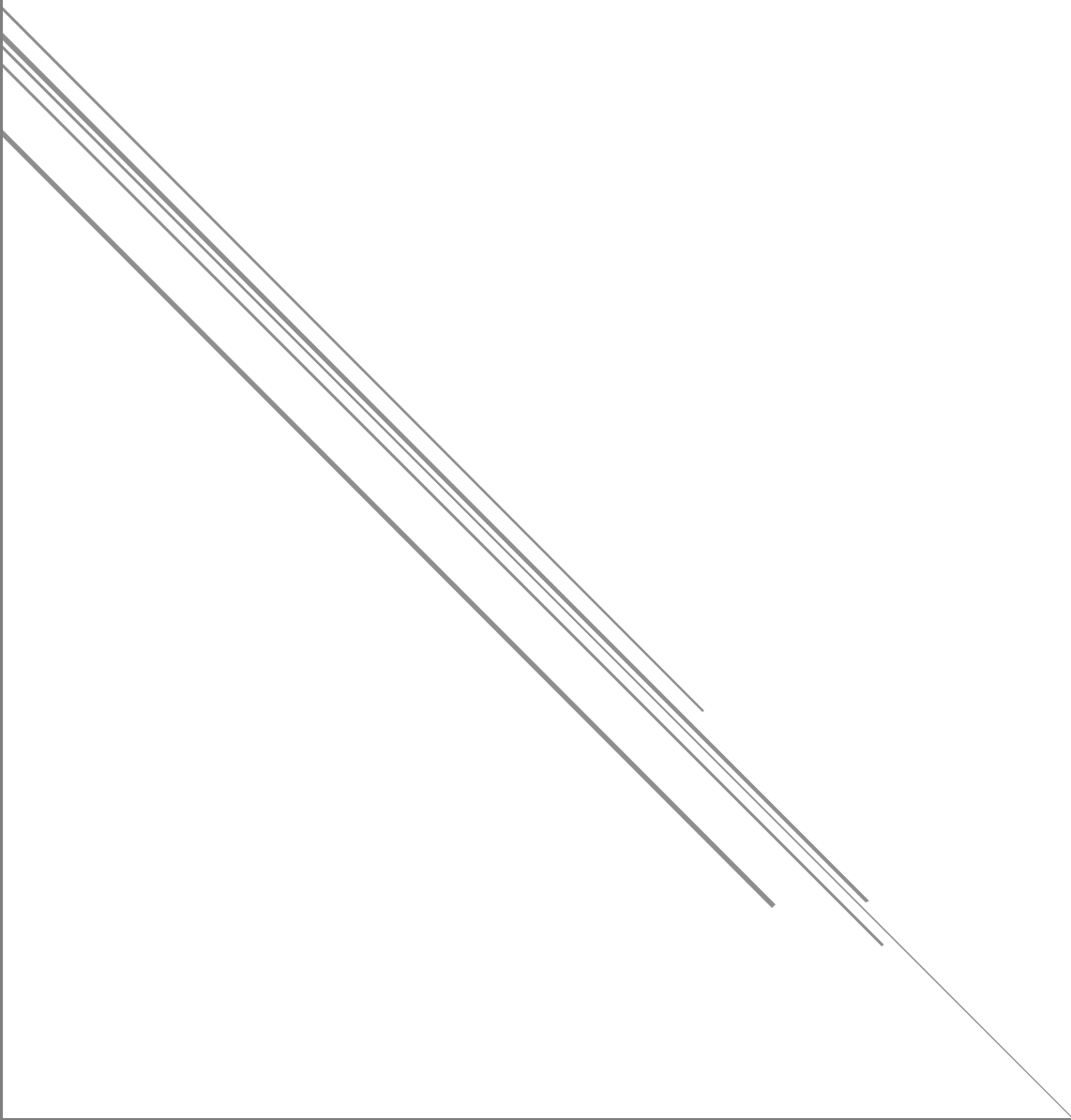
Lanny Hoel

Martin Lempecki

Jennifer Thoe



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Arabian Acres Metropolitan District

PAYMENT REQUEST

6/18/2025

GENERAL FUND

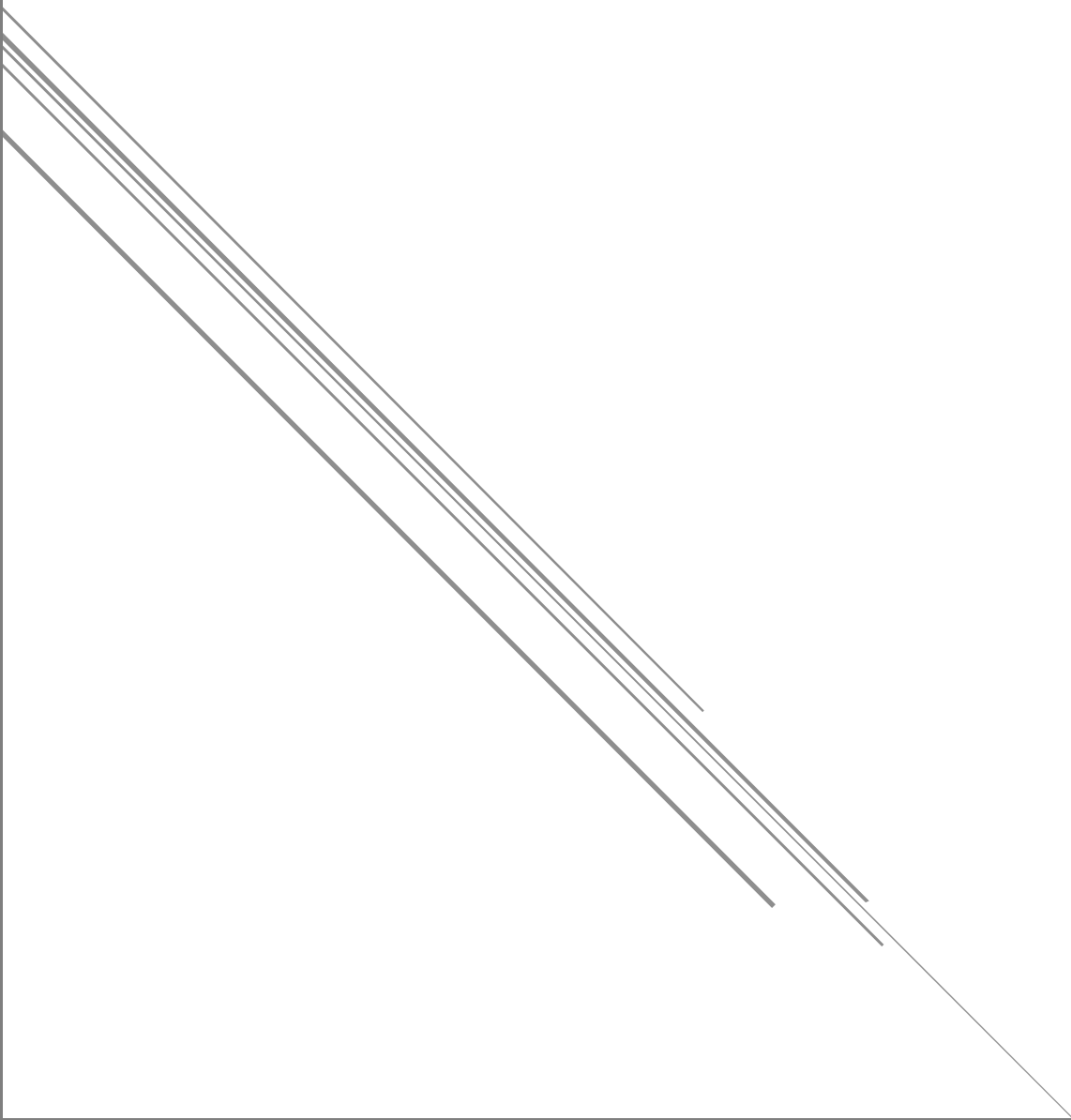
Company	Invoice	Date	Amount	Comments
Edith Coffman	061825EC	6/18/2025	\$ 100.00	
Lanny Hoel	061825LH	6/18/2025	\$ 100.00	
Elizabeth Douglas	061825ED	6/18/2025	\$ 100.00	
Jennifer Thoe	061825JT	6/18/2025	\$ 100.00	
Martin Lempecki	061825ML	6/18/2025	\$ 100.00	
Core Electric Coop	40032202	5/22/2025	\$ 231.75	ACH
Core Electric Coop	40045402	5/22/2025	\$ 104.53	ACH
Core Electric Coop	40299901	5/22/2025	\$ 70.38	ACH
Core Electric Coop	43071702	5/22/2025	\$ 17.20	ACH
Core Electric Coop	43183502	5/22/2025	\$ 260.69	ACH
El Paso County Public Health	EHS202125988	5/31/2025	\$ 23.00	
J.A. Excavation & Septic's LLC	53125	5/31/2025	\$ 3,350.00	Paid by the 15th
J.A. Excavation & Septic's LLC	53125-1	5/31/2025	\$ 295.87	Paid by the 15th
Mailing Services Inc	20516	5/13/2025	\$ 132.80	
National Rural Water Association	60125	6/1/2025	\$ 924.10	
Susemihl, McDermott & Downie	37193	4/30/2025	\$ 1,220.75	
UNCC	225050059	5/31/2025	\$ 3.10	
WSDM District Manager	796	5/31/2025	\$ 3,540.29	
TOTAL			\$ 10,674.46	

Director _____

ECB Checking Before Withdraw	\$ 392,735.29
Payable's	\$ 10,674.46
After Withdraw	\$ 382,060.83



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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	303,800	67,350	349,558	5.82%
June				#DIV/0!
July				#DIV/0!
August				#DIV/0!
September				#DIV/0!
October				#DIV/0!
November				#DIV/0!
December				#DIV/0!
YTD TOTAL	1,562,600	445,700	1,708,770	14.91%

