



REGULAR BOARD MEETING AGENDA AND NOTICE
WEDNESDAY, AUGUST 20, 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, August 20, 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 July 16, 2025 and August 4, 2025 (enclosed)

2) FINANCIAL MATTERS

- a) Review of Billing and Collection Status
- b) Review and accept July 31, 2025, Unaudited Financial Status (enclosed)
- c) Review and Approve the Payment of Claims through August 20, 2025(enclosed)
- d) Discuss CD investment options (under separate cover)

3) REVIEW AND DISCUSS POND #2 DAM

4) MANAGEMENT MATTERS

5) LEGAL MATTERS

6) OPERATIONS

- a) ORC Report
- b) Water Leak update
- c) 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 SEPTEMBER 17, 2025, AT 5:30 PM



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**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
ARABIAN ACRES METROPOLITAN DISTRICT
Wednesday, July 16, 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 July 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
Lynn Willow	Water Operator
Andrea Grunther	Member of the Public
Elric Winterer	Member of the Public
Mike Smith	Member of the Pubic

MINUTES

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Douglass called the meeting to order at 5:31 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; seconded by Director Lempecki. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from June 25, 2025: After the discussion, Director Lempecki moved to approve the Regular Board Meeting from June 25, 2025; seconded by President Douglass. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Ms. Harris presented the billing, collection, status and shut-offs. No shut offs occurred.
- b. Review and Accept the June 30, 2025, Unaudited Financial Status: Mrs. Harris presented the June 30, 2025, Unaudited Financial status. Director Hoel joined the meeting at 5:35 pm. After review, Director Lempecki moved to accept the Unaudited Financial status as presented; seconded by Director Coffman. Motion passed unanimously.
- c. Review and Approve the Payment of Claims through July 16, 2025: Mrs. Harris presented the Payment of Claims. After review, Director Lempecki moved to approve the Payment of



Claims through July 16, 2025, as presented; seconded by Director Thoe. Motion passed unanimously.

- d. Review and consider acceptance of the 2024 Audit Presentation and Management Representation Letter: Ms. Harris presented the 2024 Audit noting the update in interest earned on the CD account. After discussion and review Director Lempecki moved to accept the 2024 Audit and Management Representation Letter as presented seconded by President Douglass.

3. REVIEW ANND DISCUSS POND #2 DAM

Mr. Willow discussed the meeting with Mr. Smith property owner where Pond #2 is located. Mr. Smith reviewed the inspection report for the dam and pond condition, noting there is a detected leak at the dam over flow. After discussion the Board agreed to the Metropolitan District sharing costs of the repairs needed to be performed after Mr. Smith can get a cost estimate with an engineer. The Board discussed what the cost share split may look like and decided to table any decision until Mr. Smith has an engineer cost estimate.

4. MANAGEMENT MATTERS:

No additional Management Matters.

5. LEGAL MATTERS:

No additional Legal matters.

6. OPERATIONS

- a. ORC Report: Mr. Willow presented the ORC report. Mr. Willow highlighted the concerns around the water leak at Control Building A. It has been repaired and he has performed flushing on the lines to help clear out any discoloration caused.
- b. Water Loss Data Report: Mrs. Harris Presented the water loss data report.

7. PUBLIC COMMENT:

Mr. Winterer commented how great Lynn is by performing so much work that is saving the district thousands of dollars. He also agrees with the Boards discussion and review of Pond #2 but wished there was a way to track that water loss in the pond.

Ms. Grunther asked for clarification if the District only has the one water tank. Mr. Willow confirmed that district has only 1 tank.

- ### **8. ADJOURNMENT:**
- President Douglass moved to adjourn the meeting at 6:47 p.m., seconded by Director Thoe. The motion passed unanimously.



Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 16, 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



**MINUTES OF THE BOARD OF DIRECTORS SPECIAL MEETING
ARABIAN ACRES METROPOLITAN DISTRICT
Monday, August 4, 2025, at 12:00 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 August 4, 2025, at 12:00 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
Lynn Willow	Water Operator
Amber Hardekopf	WSDM Managers

MINUTES

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Douglass called the meeting to order at 12:02 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 Lempcki moved to approve the agenda; seconded by Director Thoe. Motion passed unanimously.

2. DISCUSS WATER LEAK FOR JULY 25TH AND JULY 26TH

- a. Discuss and consider approval of the notification system: After a detailed discussion, the Board agreed the notification process will be as follows. A flyer informing residents of the new process will go out with August billing.
Policy: In the event of an emergency water service outage. A notice will be posted on the District website with the emergency after-hours numbers. The notice will be visible at the top of every page on the website. The notice will include date and time stamp. All homeowners will be directed to the website to receive the most up-to-date information on the outage. If a posting is missing the homeowner will call the Management office at 719-447-1777 during normal business hours, or 719-447-4840 outside of business hours.
- b. Discuss and consider approval of water reimbursement: After detailed discussion the board agreed to adopt the following Reimbursement policy. The Board agreed collateral damage is not a reimbursable cost as homeowners are responsible for insuring their mechanical devices.



Policy: In the event of a district-caused water outage lasting longer than 24 consecutive hours, residents may turn in copies of receipts for purchased water only, and their accounts will be credited the matching amount.

3. PUBLIC COMMENT:

There was no Public Comment.

4. ADJOURNMENT: President Douglass moved to adjourn the meeting at 12:53 p.m., seconded by Director Coffman. The motion passed unanimously.

5.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 4, 2025, 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



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Arabian Acres Metropolitan District

Balance Sheet

As of July 31, 2025

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	
Capital Improvement Reserve	49,549.84
ECB Checking - Other	613,646.28
Total ECB Checking	663,196.12
COLOTRUST 4001	310,415.04
COLOTRUST Reserve 8002	37,082.29
COLOTRUST-Capital Reserve 8003	275,391.15
Total Checking/Savings	1,286,084.60
Accounts Receivable	
Accounts Receivable	33,724.59
Total Accounts Receivable	33,724.59
Other Current Assets	
Property Tax Receivable	14,802.07
Total Other Current Assets	14,802.07
Total Current Assets	1,334,611.26
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	5,296,930.88
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	26,931.05
Total Accounts Payable	26,931.05
Other Current Liabilities	
Accrued Interest	7,427.30
Deferred Revenue-Property Taxes	14,802.07
Total Other Current Liabilities	22,229.37
Total Current Liabilities	49,160.42
Long Term Liabilities	
DWRF 1.5 Million Loan	957,696.79
2007 Bonds Payable	730,000.00
Natural Rural Water	1,841.29
CWCB Meter Loan 400K	133,331.42
Total Long Term Liabilities	1,822,869.50
Total Liabilities	1,872,029.92

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

	Jul 31, 25
Equity	
Opening Balance Equity	215,933.51
Retained Earnings	3,018,836.61
Net Income	190,130.84
Total Equity	3,424,900.96
TOTAL LIABILITIES & EQUITY	5,296,930.88

UNAUDITED

Arabian Acres Metropolitan District

Profit & Loss Budget vs. Actual

January through July 2025

General Fund

				TOTAL		
				Jun 25	Jul 25	Jan - Jul 25
				Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
Capital Improvement Fees	6,760.00	6,684.00	52,589.57	77,463.00	-24,873.43	67.89%
Late Fee Revenue	405.00	390.00	2,532.03			
Water Service Fee	8,941.89	9,239.06	64,373.72	103,284.00	-38,910.28	62.33%
Water Tap Fees	0.00	0.00	8,000.00			
Water Usage	7,575.86	6,646.61	46,515.66	80,000.00	-33,484.34	58.15%
Total Income	23,682.75	22,959.67	174,010.98	260,747.00	-86,736.02	66.74%
Gross Profit	23,682.75	22,959.67	174,010.98	260,747.00	-86,736.02	66.74%
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	9,050.00	0.00	9,050.00	9,056.00	-6.00	99.93%
Bank Service Charges	0.00	0.00	52.56	100.00	-47.44	52.56%
Directors Fees	500.00	500.00	3,300.00	6,000.00	-2,700.00	55.0%
District Management Fee	4,370.65	5,500.00	25,034.95	66,000.00	-40,965.05	37.93%
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	690.00	58.65	5,261.65	10,000.00	-4,738.35	52.62%
Locates	0.00	0.00	0.00	1,000.00	-1,000.00	0.0%
ORC Fees-Operating	3,645.87	3,645.87	25,521.09	48,000.00	-22,478.91	53.17%
Postage and Copies-Operating	175.92	277.35	1,474.01	2,000.00	-525.99	73.7%
Chemicals and Supplies	0.00	0.00	0.00	2,000.00	-2,000.00	0.0%
Repairs and Maintenance	0.00	7.18	17,876.39	40,000.00	-22,123.61	44.69%
Utilities	593.85	614.38	5,201.35	10,000.00	-4,798.65	52.01%
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	553.00	553.00	700.00	-147.00	79.0%
Water Testing	23.00	1,359.00	1,832.00	2,000.00	-168.00	91.6%
Total Expense	19,049.29	12,515.43	111,273.88	288,796.00	-177,522.12	38.53%
Net Ordinary Income	4,633.46	10,444.24	62,737.10	-28,049.00	90,786.10	-223.67%
Other Income/Expense						
Other Income						
Interest Income - Operating	0.00	0.00	0.01			
Total Other Income	0.00	0.00	0.01			
Other Expense						
Transfer to Debt Service Fund	6,760.00	6,684.00	52,589.57	77,463.00	-24,873.43	67.89%
Total Other Expense	6,760.00	6,684.00	52,589.57	77,463.00	-24,873.43	67.89%
Net Other Income	-6,760.00	-6,684.00	-52,589.56	-77,463.00	24,873.44	67.89%
Net Income	-2,126.54	3,760.24	10,147.54	-105,512.00	115,659.54	-9.62%

Arabian Acres Metropolitan District

Profit & Loss Budget vs. Actual

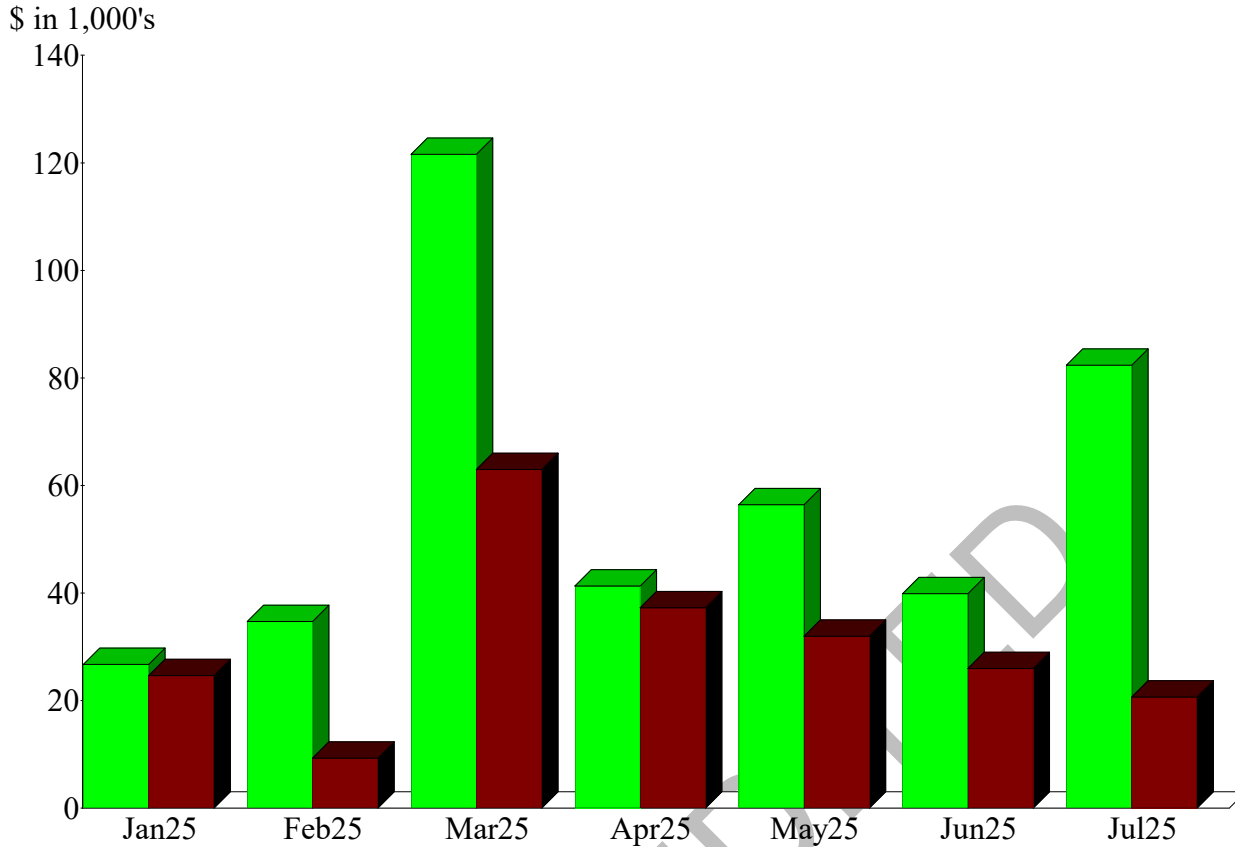
January through July 2025

Debt Service Fund

				TOTAL		
				Jun 25	Jul 25	Jan - Jul 25
				Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
Transfer in From General Fund	6,760.00	6,684.00	52,589.57	77,463.00	-24,873.43	67.89%
Property Tax Revenue	5,959.20	49,100.85	145,251.93	159,900.00	-14,648.07	90.84%
Specific Ownership Tax	1,441.34	1,402.56	7,465.76	11,193.00	-3,727.24	66.7%
State Senior/ Veteran Funds	0.00	0.00	6,216.48			
Total Income	14,160.54	57,187.41	211,523.74	248,556.00	-37,032.26	85.1%
Gross Profit	14,160.54	57,187.41	211,523.74	248,556.00	-37,032.26	85.1%
Expense						
Contingency	0.00	0.00	0.00	5,000.00	-5,000.00	0.0%
Treasurer Collection Fee	179.64	1,473.54	4,354.34	4,797.00	-442.66	90.77%
Total Expense	179.64	1,473.54	4,354.34	9,797.00	-5,442.66	44.45%
Net Ordinary Income	13,980.90	55,713.87	207,169.40	238,759.00	-31,589.60	86.77%
Other Income/Expense						
Other Income						
Interest Income	2,047.18	2,255.46	17,536.28	5,000.00	12,536.28	350.73%
Total Other Income	2,047.18	2,255.46	17,536.28	5,000.00	12,536.28	350.73%
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	2,438.21	4,832.00	-2,393.79	50.46%
Bond Interest	0.00	0.00	18,250.00	35,000.00	-16,750.00	52.14%
Bond Principal Payment	0.00	0.00	0.00	85,000.00	-85,000.00	0.0%
National Rural Water Interest	9.18	6.90	96.10	103.00	-6.90	93.3%
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%
Total Other Expense	9.18	6.90	44,722.38	184,339.00	-139,616.62	24.26%
Net Other Income	2,038.00	2,248.56	-27,186.10	-179,339.00	152,152.90	15.16%
Net Income	16,018.90	57,962.43	179,983.30	59,420.00	120,563.30	302.9%

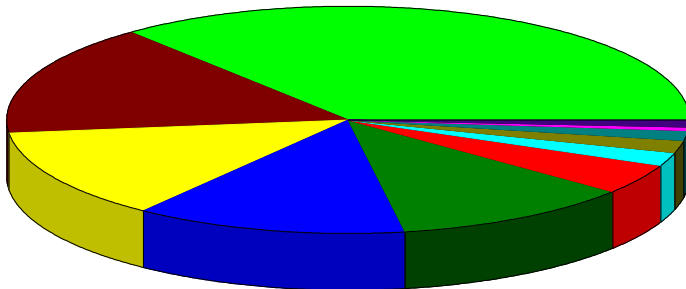
Income and Expense by Month January through July 2025

Income
Expense



Income Summary January through July 2025

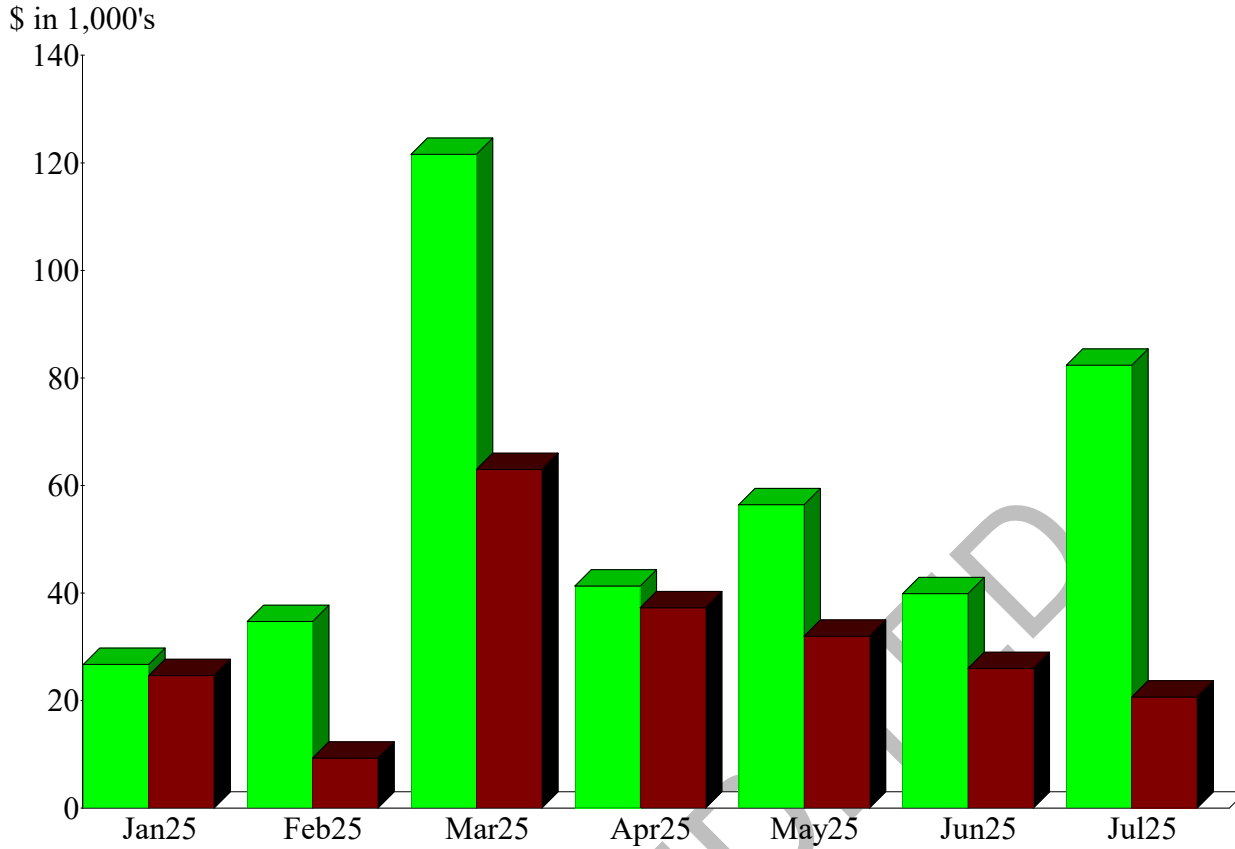
Property Tax Revenue	36.04%
Water Service Fee	15.97
Capital Improvement Fees	13.05
Transfer in From General Fund	13.05
Water Usage	11.54
Interest Income	4.35
Water Tap Fees	1.98
Specific Ownership Tax	1.85
State Senior/ Veteran Funds	1.54
Late Fee Revenue	0.63
Interest Income - Operating	0.01
Total	\$403,071.01



By Account

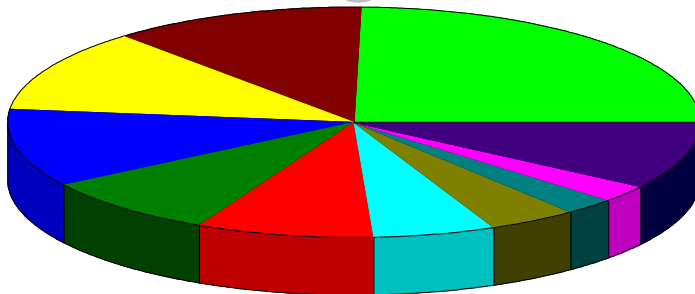
Income and Expense by Month January through July 2025

Income
Expense



Expense Summary January through July 2025

Transfer to Debt Service Fund	24.70%
ORC Fees-Operating	11.99
District Managment Fee	11.76
Interest Expense - CWCD	11.12
Bond Interest	8.57
Repairs and Maintenance	8.40
Insurance Expense-Operating	5.86
Audit	4.25
Legal	2.47
Utilities	2.44
Other	8.45
Total	\$212,940.17





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Arabian Acres Metropolitan District

PAYMENT REQUEST

8/20/2025

GENERAL FUND

Company	Invoice	Date	Amount	Comments
Edith Coffman	082025EC	8/15/2025	\$ 100.00	
Lanny Hoel	082025LH	8/15/2025	\$ 100.00	
Elizabeth Douglas	082025ED	8/15/2025	\$ 100.00	
Jennifer Thoe	082025JT	8/15/2025	\$ 100.00	
Martin Lempecki	082025ML	8/15/2025	\$ 100.00	
Edith Coffman	080425EC	8/4/2025	\$ 100.00	
Lanny Hoel	080405LH	8/4/2025	\$ 100.00	
Elizabeth Douglas	080425ED	8/4/2025	\$ 100.00	
Jennifer Thoe	080425JT	8/4/2025	\$ 100.00	
Martin Lempecki	080425ML	8/4/2025	\$ 100.00	
Capital One	70825	7/8/2025	\$ 37.68	Paid Online
CDPHE	FGD20250607	7/22/2025	\$ 113.00	
Core Electric Coop	40032202	7/22/2025	\$ 193.40	ACH
Core Electric Coop	40045402	7/22/2025	\$ 94.22	ACH
Core Electric Coop	40299901	7/22/2025	\$ 78.39	ACH
Core Electric Coop	43071702	7/22/2025	\$ 17.20	ACH
Core Electric Coop	43183502	7/22/2025	\$ 218.77	ACH
Core & Main	W675714	5/23/2025	\$ 1,077.64	
Core & Main	W830058	5/30/2025	\$ 14,866.45	
Core & Main	X081825	5/30/2025	\$ 20.12	
El Paso County Public Health	EHS202126543	6/30/2025	\$ 23.00	
El Paso County Public Health	EHS202126813	7/31/2025	\$ 23.00	
J.A. Excavation & Septic's LLC	73125	7/31/2025	\$ 3,350.00	Paid by the 15th
J.A. Excavation & Septic's LLC	73125-1	7/31/2025	\$ 295.87	Paid by the 15th
K&A Excavating	AAWD825	8/7/2025	\$ 4,940.00	
Mailing Services Inc	20766	8/13/2025	\$ 159.46	
Mountain Mutual Reservoir Company	73125	7/31/2025	\$ 553.00	Annual Water Shares Invoice
National Rural Water Association	80125	8/1/2025	\$ 924.10	
Susemihl, McDermott & Downie	37469	7/31/2025	\$ 58.65	
UNCC	225070062	7/31/2025	\$ 12.40	
WSDM Managers	908	7/31/2025	\$ 5,545.16	
TOTAL			\$ 33,601.51	

Director _____

ECB Checking Before Withdraw	\$ 661,169.81
Payable's	\$ 33,601.51
After Withdraw	\$ 627,568.30



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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	322,650	70,800	404,148	-2.72%
July	492,350	113,750	368,991	39.12%
August				#DIV/0!
September				#DIV/0!
October				#DIV/0!
November				#DIV/0!
December				#DIV/0!
YTD TOTAL	2,377,600	630,250	2,481,909	17.49%

