



REGULAR BOARD MEETING AGENDA AND NOTICE
WEDNESDAY, SEPTEMBER 17, 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, September 17, 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 August 20, 2025 (enclosed)

2) FINANCIAL MATTERS

- a) Review of Billing and Collection Status
- b) Review and accept August 31, 2025, Unaudited Financial Status (enclosed)
- c) Review and Approve the Payment of Claims through September 17, 2025(enclosed)

3) MANAGEMENT MATTERS

- a) Update on TriMarine treatment for Pond #1

4) LEGAL MATTERS

- a) Discuss Pond #2 and Dam

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 OCTOBER 15, 2025, AT 5:30 PM



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**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
ARABIAN ACRES METROPOLITAN DISTRICT
Wednesday, August 20, 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 August 20, 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
Lynn Willow	Water Operator
Michael Smith	Member of the Public
Elric Winterer	Member of the Public

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 July 16, 2025: After the discussion, President Douglass moved to approve the Regular Board Meeting from July 16, 2025; seconded by Director Lempecki. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Ms. Hardekopf presented the billing, collection, status and shut-offs. No shut offs occurred.
- b. Review and Accept the July 31, 2025, Unaudited Financial Status: Mrs. Harris presented the July 31, 2025, Unaudited Financial status. After review, Director Lempecki moved to accept the Unaudited Financial status as presented; seconded by Director Thoe. Motion passed unanimously.
- c. Review and Approve the Payment of Claims through August 20, 2025: Mrs. Harris presented the Payment of Claims. After review, Director Lempecki moved to approve the Payment of



Claims through August 20, 2025, as presented; seconded by Director Coffman. Motion passed unanimously.

- d. Discuss CD investment options: Ms. Harris presented the Vectra and ECB interest rate options for the CD's. This project is to focus on Daniwood but will also be lowering Donzi from Banner to Silbani. Mr. Willow would like to get more measurements before giving an estimated number for the cost. President Douglas moved to open 9-month CD with Vectra; seconded by Director Coffman. Motion passed unanimously.

3. REVIEW ANND DISCUSS POND #2 DAM

Mr. Smith presented the 2 estimates from RESPEC. The engineering services are required for the State due to the dam's rating. Ms. Harris will contact legal for an executive session for September's meeting.

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.
- b. Water Loss Data Report: Mrs. Harris Presented the water loss data report.

7. PUBLIC COMMENT:

Mr. Winterer commented that he does not agree with the draining of the pond, but he does agree we need to get legal advice on the impact for water augmentation.

- 8. ADJOURNMENT:** President Douglass moved to adjourn the meeting at 6:45 p.m., seconded by Director Coffman. The motion passed unanimously.



Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 20, 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 August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	
Capital Improvement Reserve	49,549.84
ECB Checking - Other	453,570.70
Total ECB Checking	503,120.54
COLOTRUST 4001	315,057.66
COLOTRUST Reserve 8002	37,220.13
COLOTRUST-Capital Reserve 8003	276,414.71
Total Checking/Savings	1,131,813.04
Accounts Receivable	
Accounts Receivable	33,724.59
Total Accounts Receivable	33,724.59
Other Current Assets	
Suspense	150,000.00
Property Tax Receivable	11,420.63
Total Other Current Assets	161,420.63
Total Current Assets	1,326,958.26
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	5,289,277.88
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	12,256.71
Total Accounts Payable	12,256.71
Other Current Liabilities	
Accrued Interest	7,427.30
Deferred Revenue-Property Taxes	11,420.63
Total Other Current Liabilities	18,847.93
Total Current Liabilities	31,104.64
Long Term Liabilities	
DWRF 1.5 Million Loan	957,696.79
2007 Bonds Payable	730,000.00
Natural Rural Water	921.79
CWCB Meter Loan 400K	133,331.42
Total Long Term Liabilities	1,821,950.00
Total Liabilities	1,853,054.64

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

	Aug 31, 25
Equity	
Opening Balance Equity	215,933.51
Retained Earnings	3,018,836.61
Net Income	201,453.12
Total Equity	3,436,223.24
TOTAL LIABILITIES & EQUITY	5,289,277.88

UNAUDITED

Arabian Acres Metropolitan District

Profit & Loss Budget vs. Actual

January through August 2025

General Fund

	TOTAL					
	Jul 25	Aug 25	Jan - Aug 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
Capital Improvement Fees	6,684.00	6,720.45	59,310.02	77,463.00	-18,152.98	76.57%
Late Fee Revenue	390.00	105.00	2,637.03			
Water Service Fee	9,239.06	9,365.51	73,739.23	103,284.00	-29,544.77	71.4%
Water Tap Fees	0.00	0.00	8,000.00			
Water Usage	6,646.61	7,269.94	53,785.60	80,000.00	-26,214.40	67.23%
Total Income	22,959.67	23,460.90	197,471.88	260,747.00	-63,275.12	75.73%
Gross Profit	22,959.67	23,460.90	197,471.88	260,747.00	-63,275.12	75.73%
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	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	1,000.00	4,300.00	6,000.00	-1,700.00	71.67%
District Management Fee	5,500.00	5,125.70	30,160.65	66,000.00	-35,839.35	45.7%
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	58.65	0.00	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	29,166.96	48,000.00	-18,833.04	60.77%
Postage and Copies-Operating	277.35	195.00	1,669.01	2,000.00	-330.99	83.45%
Chemicals and Supplies	0.00	0.00	0.00	2,000.00	-2,000.00	0.0%
Repairs and Maintenance	7.18	7,029.46	24,905.85	40,000.00	-15,094.15	62.27%
Utilities	614.38	607.01	5,808.36	10,000.00	-4,191.64	58.08%
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	553.00	0.00	553.00	700.00	-147.00	79.0%
Water Testing	1,359.00	335.00	2,167.00	2,000.00	167.00	108.35%
Total Expense	12,515.43	17,938.04	129,211.92	288,796.00	-159,584.08	44.74%
Net Ordinary Income	10,444.24	5,522.86	68,259.96	-28,049.00	96,308.96	-243.36%
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	6,684.00	6,720.45	59,310.02	77,463.00	-18,152.98	76.57%
Total Other Expense	6,684.00	6,720.45	59,310.02	77,463.00	-18,152.98	76.57%
Net Other Income	-6,684.00	-6,720.45	-59,310.01	-77,463.00	18,152.99	76.57%
Net Income	3,760.24	-1,197.59	8,949.95	-105,512.00	114,461.95	-8.48%

Arabian Acres Metropolitan District

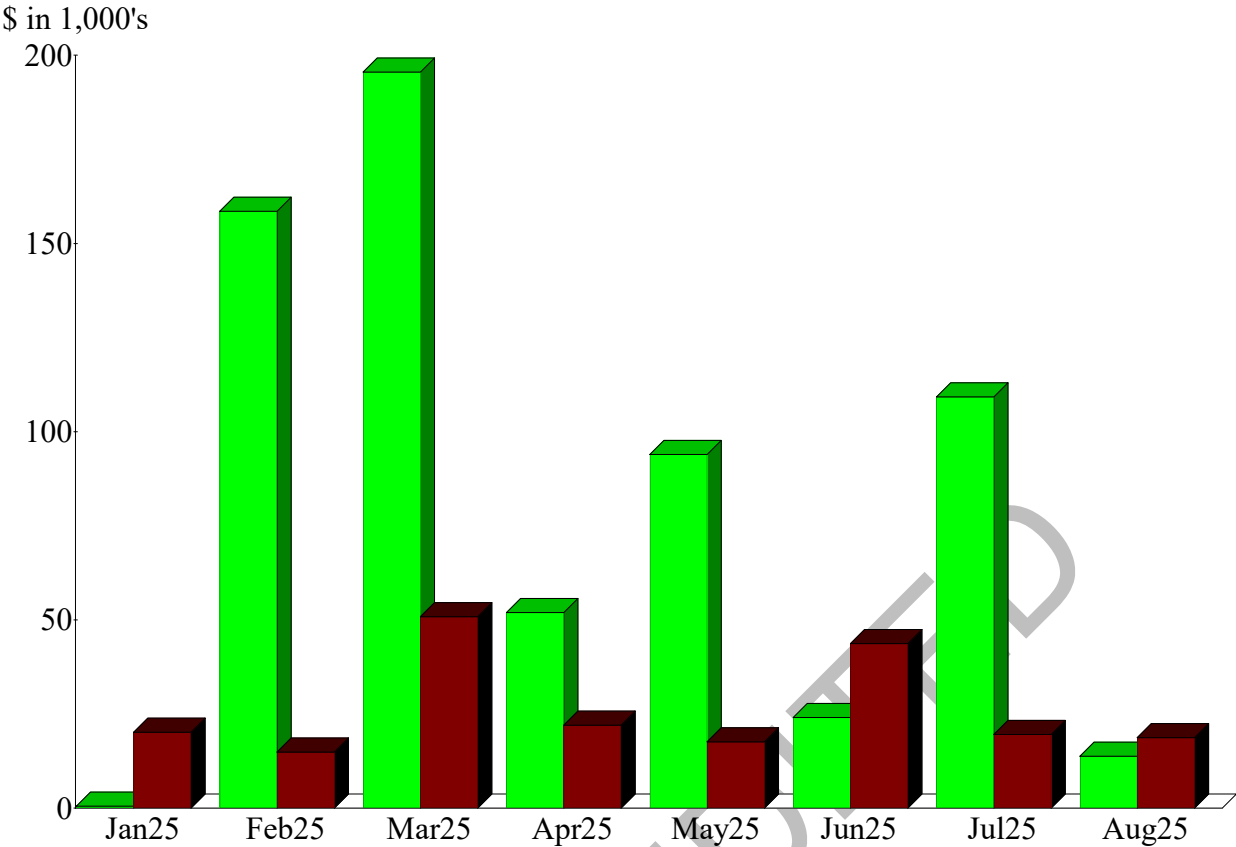
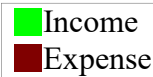
Profit & Loss Budget vs. Actual

January through August 2025

Debt Service Fund

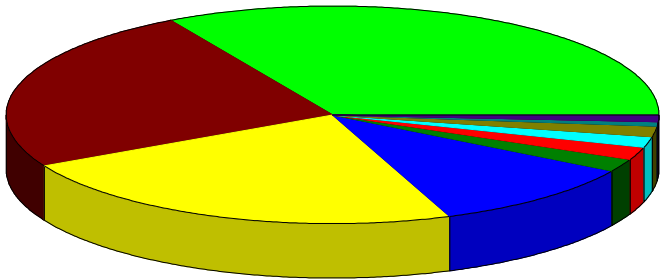
				TOTAL		
				Jul 25	Aug 25	Jan - Aug 25
				Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
Transfer in From General Fund	6,684.00	6,720.45	59,310.02	77,463.00	-18,152.98	76.57%
Property Tax Revenue	49,100.85	3,381.44	148,633.37	159,900.00	-11,266.63	92.95%
Specific Ownership Tax	1,402.56	1,282.58	8,748.34	11,193.00	-2,444.66	78.16%
State Senior/ Veteran Funds	0.00	0.00	6,216.48			
Total Income	57,187.41	11,384.47	222,908.21	248,556.00	-25,647.79	89.68%
Gross Profit	57,187.41	11,384.47	222,908.21	248,556.00	-25,647.79	89.68%
Expense						
Contingency	0.00	0.00	0.00	5,000.00	-5,000.00	0.0%
Treasurer Collection Fee	1,473.54	103.92	4,458.26	4,797.00	-338.74	92.94%
Total Expense	1,473.54	103.92	4,458.26	9,797.00	-5,338.74	45.51%
Net Ordinary Income	55,713.87	11,280.55	218,449.95	238,759.00	-20,309.05	91.49%
Other Income/Expense						
Other Income						
Interest Income	2,255.46	1,243.92	18,780.20	5,000.00	13,780.20	375.6%
Total Other Income	2,255.46	1,243.92	18,780.20	5,000.00	13,780.20	375.6%
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	6.90	4.60	100.70	103.00	-2.30	97.77%
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	6.90	4.60	44,726.98	184,339.00	-139,612.02	24.26%
Net Other Income	2,248.56	1,239.32	-25,946.78	-179,339.00	153,392.22	14.47%
Net Income	57,962.43	12,519.87	192,503.17	59,420.00	133,083.17	323.97%

Income and Expense by Month
January through August 2025

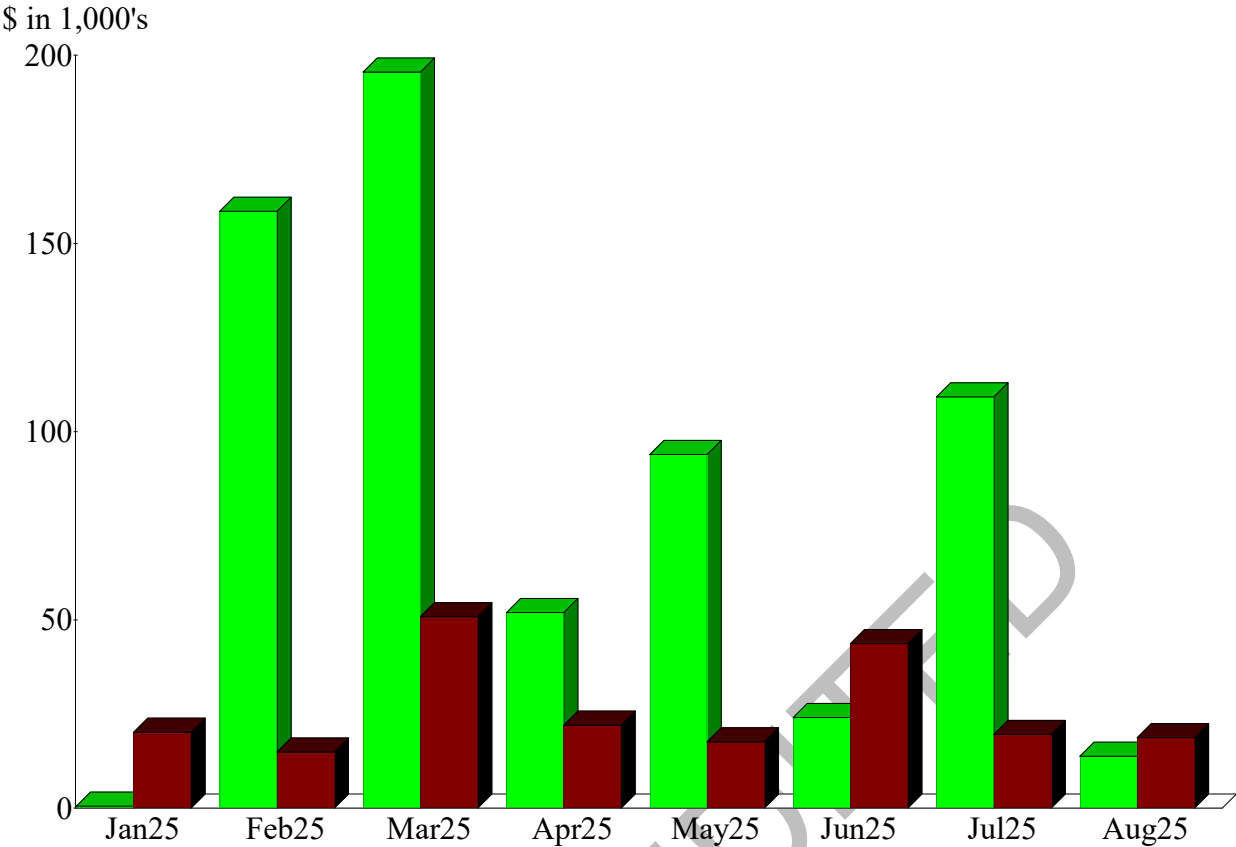


Income Summary
January through August 2025

Property Tax - Debt EPC	33.35%
Property Tax - O&M EPC	24.60
Gain on Sale of Assets	23.16
Prior Year Tax - O&M EPC	10.52
Spec Ownership Tax - O&M EPC	2.01
Spec Ownership Tax - Debt EPC	1.91
Property Tax - O&M TC	1.72
Property Tax - Debt TC	1.66
Interest Income	0.70
Spec Ownership Tax - O&M TC	0.10
Other	0.27
Total	\$647,806.72

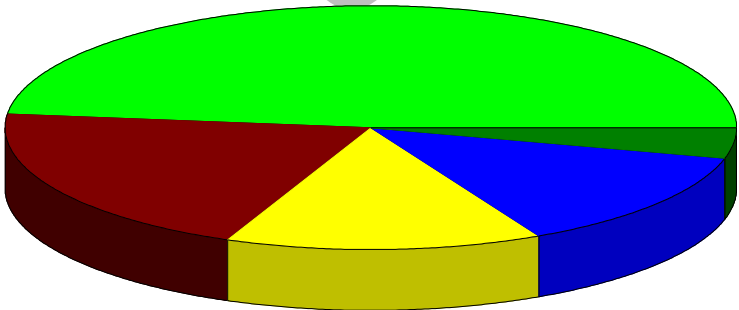


Income and Expense by Month
January through August 2025



Expense Summary
January through August 2025

Administrative Expenses	48.31%
Bond Interest Payment	20.53
Stations & Buildings	14.15
Fire Department's Budgets	13.48
Treasurer Fees	3.52
Total	\$207,622.69





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Arabian Acres Metropolitan District

Payment Request

9/17/2025

General Fund Account

Company	Invoice	Date	Amount	Comments
Edith Coffman	2025-09-15	9/15/2025	\$ 100.00	
Lanny Hoel	2025-09-15	9/15/2025	\$ 100.00	
Elizabeth Douglass	2025-09-15	9/15/2025	\$ 100.00	
Jennifer Thoe	2025-09-15	9/15/2025	\$ 100.00	
Martin Lempecki	2025-09-15	9/15/2025	\$ 100.00	
Elizabeth Douglass	91025	9/10/2025	\$ 100.00	Reimbursement for Vectra
Colorado Analytical Laboratories	250822034	8/29/2025	\$ 335.00	
Core Electric Coop	40032202	8/25/2025	\$ 156.47	ACH
Core Electric Coop	40045402	8/25/2025	\$ 108.51	ACH
Core Electric Coop	40299901	8/25/2025	\$ 105.94	ACH
Core Electric Coop	43071702	8/25/2025	\$ 17.20	ACH
Core Electric Coop	43183502	8/25/2025	\$ 198.74	ACH
Core & Main	SC85665	8/1/2025	\$ 239.46	
J.A. Excavation & Septic's LLC	83125	8/31/2025	\$ 3,350.00	Paid by the 15th
J.A. Excavation & Septic's LLC	083125-1	8/31/2025	\$ 295.87	Paid by the 15th
National Rural Water Association	90125	9/1/2025	\$ 924.10	
Solitude Lake Management	PSI195266	8/2/2025	\$ 1,850.00	
Solitude Lake Management	PSI203507	9/2/2025	\$ 1,850.00	
UNCC	225080064	8/31/2025	\$ 20.15	
WSDM Managers	964	8/31/2025	\$ 5,161.24	
Total:			\$ 15,212.68	

ECB Checking Before Withdraw: \$ 507,111.92
 Payables: \$ (15,212.68)
 Bank Balance after Withdraw: \$ **491,899.24**

Total Payables
\$ 15,212.68

Arabian Acres Metropolitan District