

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

May 12, 2021 at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Allan Brown
Stan Claassen
Edith Coffman
Elizabeth Douglass
Lanny Hoel

Also in attendance were:

Kevin Walker, WSDM
Rebecca Hardekopf, WSDM
Jason Downie, Susemihl, McDermott &
Downie, P.C.
Karen Atkins
Chris Effbaugh
Jeff Decker
John and Susan Commoneli
Sheila Voland
The Gaudi Family
Pete Escobel

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:32 p.m. and confirmed a quorum was present.
- b. Confirm any Potential Conflicts of Interest: Mr. Walker confirmed the potential Conflicts of Interest were filed with the Secretary of State for Directors Claassen and Brown who have requested exclusion. Mr. Walker explained they are eligible to vote. Directors Douglass, Hoel and Coffman each confirmed they had no conflicts.
- c. Discussion and Approval of the Agenda: Director Douglass moved to approve the Agenda; seconded by Director Hoel. Motion passed unanimously.

2. TROUT HAVEN EXCLUSIONS

- a. Consider exclusion of the list of properties noted in the Board Packet memorandum: Mr. Walker discussed the history of the Arabian Acres Metropolitan District. Mr. Walker explained the exclusion petition process. 41 separate property owners owning 69 separate platted lots in Trout Haven have petitioned to be excluded. Mr. Walker confirmed that the exclusions will have no negative impact on the District's water rights as well as the property owner's water rights. Mr. Walker discussed the impact on the District's finances and noted that the properties that have requested exclusion are not rate payers on the water system so there is no negative impact. The excluded properties are still subject to the District's debt service mill levy. Mr. Walker discussed the service plan that requires any exclusions be subject to a Material Modification of the service plan and needs to be approved by the Board of County Commissioners, so the District has been in communication with the County Attorney and County Planning staff to submit the exclusions for approval in the next 30 days.

Director Douglass moved to approve Resolution Form No. 2 to exclude the properties that are adjacent to the water lines located at 693 Kutsu Ridge Road, 422 Kutsu Ridge Road, 715 Pawutsy Road, 850 Kutsu Ridge Road, 794 Kutsu Ridge Road, and 783 Kutsu Ridge Road; seconded by Director Claassen. Motion passed unanimously.

Mr. Walker explained Resolution Form No. 1 includes the remaining properties for exclusion except for Director Brown and Director Claassen's properties that will be heard separately. Director Douglass moved to approve Resolution Form No. 1 to exclude the properties as presented; seconded by Director Brown. Motion passed unanimously.

- b. Consider Resolution for exclusion for Lot 21, Block 4 in Trout Haven Filing Number 4: Mr. Walker explained Resolution Form No. 3 is to exclude Director Brown's property located at 41 Pawutsy Road. Director Claassen moved to approve Resolution Form No. 3; seconded by Director Douglass. Motion passed and Director Brown abstained.
- c. Consider exclusion of exclusion for Lot 29, Block 5 in Trout Haven Filing Number 4: Mr. Walker explained Resolution Form No. 4 is to exclude Director Claassen's property located at 357 Kutsu Ridge Road. Director Douglass moved to approve Resolution Form No. 4; seconded by Director Brown. Motion passed and Director Claassen abstained. Mr. Downie explained the Material Modification to the Service Plan process and noted it is a technicality and they hope to have the petition submitted in the next 30 days.

3. PUBLIC COMMENT: Mr. Walker thanked the Board and the petitioners for their work and efforts to complete this process. Director Douglass thanked Mr. Walker and Mr. Downie for their hard work, and thanked Directors Claassen and Brown for their service on the Board.

4. ADJOURNMENT: Director Douglass moved to continue this meeting to the next regularly scheduled Board meeting on Wednesday, May 19, 2021 at 5:30 p.m.; seconded by Director Claassen. Motion passed unanimously at 6:05 p.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 12, 2021 MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Allan Brown

Stan Claassen

Edith Coffman

Elizabeth Douglass

Lanny Hoel