

REGULAR BOARD MEETING AGENDA AND NOTICE WEDNESDAY, January 17, 2024 – 5:30 PM

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

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NOTICE IS HEREBY GIVEN that a Meeting of the Board of Directors of ARABIAN

Board of Director	Title	Term
Elizabeth Douglass	President	May 2027
Lanny Hoel	Secretary	May 2027
Martin Lempecki	Treasurer	May 2025
Edith Coffman	Assistant Secretary	May 2027
Jennifer Shepard	Assistant Secretary	May 2025

ACRES METROPOLITAN DISTRICT, Teller County, Colorado has been scheduled pursuant to emergency rules and regulations for Wednesday, January 17, 2024, at 5:30 p.m. via tele/videoconference for the purpose of addressing those matters in the agenda set forth below.

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 November 15, 2023 (enclosed)

2) FINANCIAL MATTERS

- a) Review of Billing and Collection Status
- b) Review and accept December 31, 2023, Unaudited Financial Status (enclosed)
- c) Review and Approve the Payment of Claims (enclosed)

3) MANAGEMENT MATTERS

a) Update on assessed Valuation and Mill levy certificates filing

4) LEGAL MATTERS

5) **OPERATIONS**

- a) ORC Report (December attached, January under separate cover)
 - i) CRWA Mapping data (see attached)
- 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 FEBRUARY 21, AT 5:30 PM





MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING ARABIAN ACRES METROPOLITAN DISTRICT

November 15, 2023, at 5:30 P.M. Via Telephone and Video Conference Call

In attendance were Directors:

Edith Coffman Elizabeth Douglass Lanny Hoel Martin Lempecki Jennifer Shepard

Also in attendance were:

Rebecca Harris, WSDM District Managers Jason Downie, Susemihl, McDermott, and Downie, P.C. Lynn Willow, ORC Bryan Johnson, Resident Andrea, Resident Elric Winterer, Resident

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Douglass called the meeting to order at 5:30 p.m. and confirmed a quorum was present.
- b. Confirm any Potential Conflicts of Interest: The Directors each confirmed there were no potential conflicts of interest.
- c. Discussion and Approval of the Agenda: Director Shepard moved to approve the Agenda as presented; seconded by Director Lempecki. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from October 18, 2023: Director Lempecki moved to approve the October 18, 2023 Minutes as written; seconded by Director Shepard. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Ms. Harris presented a review of the current billing and collection status.
- b. Review and accept the October 31, 2023 Unaudited Financial Status: Ms. Harris presented the October 31, 2023 Unaudited Financial Statements. After review, Director Lempecki moved to accept the October 31, 2023 Unaudited Financial Statements as presented; seconded by Director Shepard. Motion passed unanimously.
- c. Review and Approve the Payment of Claims: Ms. Harris presented the payment of claims. The Board discussed the shallow main service line issue on Donzi and Ms. Harris noted that she has not heard back from Native Sun. After review, Director Lempecki moved to approve the payment of claims; seconded by President Douglass. Motion passed unanimously.

- d. Discuss and Review Financial Analysis: Ms. Harris discussed the financial analysis and noted she would like additional time to review the cash in the account and how much the District can use for operations and maintenance versus debt. Ms. Harris recommended the Board consider reducing the capital improvement fee in 2025 by \$5 to \$60 monthly for three years and reducing it by an additional \$5 to \$55 in 2028 for another three years, and eventually reducing it to \$45 by 2050. Ms. Harris discussed legislation that could reduce tax revenue for the District.
- e. Public Hearing on 2023 Amended Budget and 2024 Proposed Budget: President Douglass opened the public hearing on the 2023 Amended Budget and 2024 Budget; seconded by Director Lempecki. Motion passed unanimously. Ms. Harris presented the 2023 Amended Budget and 2024 Budget. Ms. Harris recommended lowering the debt service mill levy from 24 to 21 mills. After public forum, the public hearing was closed.
 - Review and Consider Adoption for Resolution 2023 Amended Budget and 2024 Budget: The Board reviewed the 2023 Amended Budget and 2024 proposed Budget. The Board discussed a billing error where the fee breakout was not included. Ms. Harris will get this issue resolved. The Board discussed the option of lowering the debt service mill levy and potential legislation that could lower property tax revenues. The Board discussed and agreed to authorize WSDM to modify the debt service mill levy to reflect only a 13% increase for residents. After review, President Douglass moved to adopt the Resolution approving the 2023 Amended Budget and 2024 Budget as discussed; seconded by Director Lempecki. Motion passed unanimously.

3. MANAGEMENT MATTERS

a. Discuss the Arabian Logo: The Board discussed the Arabian logo that is being used by both the District and the POA with Mr. Downie. The Board discussed coordinating with the POA and educating residents and providing information about the difference between the District and the POA in the Welcome Letter.

4. LEGAL MATTERS

- a. The Board discussed the shallow main service line issue on Donzi with Mr. Downie. The Board agreed that the issue needs to be fixed and repair costs determined and directed the ORC to proceed with the repairs.
- b. Review and Consider the Adoption of WSDM 2024 Annual Engagement Letter: Ms. Harris presented the WSDM 2024 Annual Engagement Letter. Director Coffman expressed concerns with the exclusion process. After review, Director Lempecki moved to approve the WSDM 2024 Annual Engagement Letter; seconded by President Douglass. Motion passed unanimously. Ms. Harris will get written confirmation from the County that the excluded properties are still obligated to pay the bond.
- c. Review and Consider approval of BiggsKofford 2023 Audit Engagement Letter: Ms. Harris presented the BiggsKofford 2023 Audit Engagement Letter. After review, President Douglass moved to approve the BiggsKofford 2023 Audit Engagement Letter; seconded by Director Lempecki. Motion passed unanimously.
- d. Consider Adoption of Annual Administrative Resolution: Ms. Harris presented the Annual Administrative Resolution. After review, Director Lempecki moved to approve

the Annual Administrative Resolution; seconded by Director Shepard. Motion passed unanimously.

e. Discuss July 1, 2024, Website ADA Compliance: Ms. Harris discussed the ADA website compliance requirements that go into effect July 1, 2024 and noted that WSDM has been working on this item.

6. **OPERATIONS**

- a. ORC Report: Mr. Willow presented the Operator's Report.
- b. Water Loss Data Report: Ms. Harris presented the Water Loss Data Report.
- 7. **PUBLIC COMMENT:** The meeting was opened for public comment. Andrea asked about who owns the property around the pond. The Board discussed that this issue needs to be brought to the POA.
- **8. ADJOURNMENT:** Director Shepard moved to adjourn the meeting at 7:45 p.m.; seconded by Director Lempecki. Motion passed unanimously.
 - a. The Board canceled the December 20, 2023 Board meeting.

Respectfully Submitted, WSDM District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 15, 2023 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 Shepard

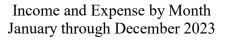


Arabian Acres Metropolitan District Balance Sheet As of December 31, 2023

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	541,624.98
2-1000 · COLOTRUST 4001	112,931.09
2-1020 · COLOTRUST Reserve 8002	34,282.89
3-1000 · COLOTRUST-Capital Reserve 8003	254,602.20
Total Checking/Savings	943,441.16
Accounts Receivable	
1-1200 · Accounts Receivable	11,313.15
Total Accounts Receivable	11,313.15
Other Current Assets	
1-1300 · Property Tax Receivable	158,977.00
Total Other Current Assets	158,977.00
Total Current Assets	1,113,731.31
Fixed Assets	
1-1850 · Construction in Progress	2,515,552.23
Total Fixed Assets	2,515,552.23
Other Assets	
3-1500 · Capital Assets	1,263,742.90
3-1520 · Equipment	702,724.49
3-1540 · Land	101,000.00
3-1560 · Water Rights	172,588.00
3-1590 · Accumulated Depreciation	-613,015.00
Total Other Assets	1,627,040.39
TOTAL ASSETS	5,256,323.93
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1-2000 · Accounts Payable	6,493.70
Total Accounts Payable	6,493.70
Other Current Liabilities	
1-2020 · Accrued Interest	7,427.30
2-2200 · Deferred Revenue-Property Taxes	158,977.00
Total Other Current Liabilities	166,404.30
Total Current Liabilities	172,898.00
Long Term Liabilities	
DWRF 1.5 Million Loan	1,010,323.76
2-2400 · 2007 Bonds Payable	815,000.00
2-2440 · Natural Rural Water	17,956.66
3-4090 · CWCB Meter Loan 400K	154,568.42
Total Long Term Liabilities	1,997,848.84
Total Liabilities	2,170,746.84
Equity	
30000 · Opening Balance Equity	215,933.51
32000 · Retained Earnings	2,634,329.28
Net Income	235,314.30
Total Equity	3,085,577.09
TOTAL LIABILITIES & EQUITY	5,256,323.93

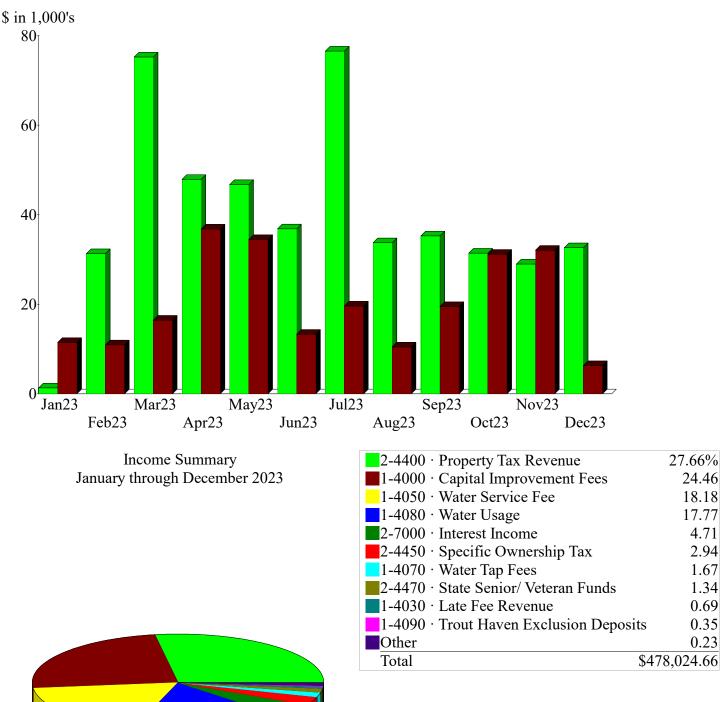
Arabian Acres Metropolitan District Profit & Loss Budget vs. Actual January through December 2023

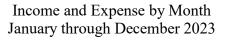
				TO	a	
	Nov 23	Dec 23	Jan - Dec 23	Budget	\$ Over Budget	% of Budge
Ordinary Income/Expense						
Income						
2-4425 · Abatement Taxes	-229.73	0.00	-229.73			
2-4455 · Delinquent Taxes	0.00	0.00	890.76			
1-4000 · Capital Improvement Fees	9,819.42	10,606.28	116,920.62	106,000.00	10,920.62	110.3
1-4030 · Late Fee Revenue	321.41	280.71	3,292.50			
1-4050 · Water Service Fee	6,393.63	11,487.60	86,881.81	100,000.00	-13,118.19	86.88
1-4070 · Water Tap Fees	0.00	0.00	8,000.00			
1-4080 · Water Usage	8,824.45	6,234.78	84,966.93	90,000.00	-5,033.07	94.41
1-4090 · Trout Haven Exclusion Deposits	0.00	0.00	1,655.50			
2-4400 · Property Tax Revenue	354.72	901.94	132,225.13	138,644.88	-6,419.75	95.37
2-4450 · Specific Ownership Tax	1,413.61	1,115.15	14,045.59	9,705.14	4,340.45	144.72
2-4460 · Restitution	16.77	96.25	280.72			
2-4470 · State Senior/ Veteran Funds	0.00	0.00	6,408.60			
Total Income	26,914.28	30,722.71	455,338.43	444,350.02	10,988.41	102.47
Gross Profit	26,914.28	30,722.71	455,338.43	444,350.02	10,988.41	102.47
Expense						
1-6110 · Audit	0.00	0.00	8,225.00	8,225.00	0.00	100.0
1-6020 · Bank Service Charges	7.00	0.00	75.00	100.00	-25.00	75.0
1-6040 · Computer and Internet Expense	0.00	0.00	3.00			
1-6120 · Directors Fees	500.00	0.00	4,400.00	7,500.00	-3,100.00	58.67
1-6050 · District Management-Operating	4,530.00	1,705.00	53,925.59	54,000.00	-74.41	99.86
1-6060 · Dues Fees and Subscriptions	21.93	20.64	2,607.88	2,500.00	107.88	104.32
1-6070 · Election Expense	0.00	0.00	837.72	5,000.00	-4,162.28	16.75
1-6080 · Insurance Expense-Operating	0.00	0.00	12,574.00	14,000.00	-1,426.00	89.81
1-6130 · Legal			,	,	.,	
1-6135 · Trout Haven Exclusions	0.00	0.00	6,754.26			
1-6130 · Legal - Other	0.00	0.00	1,699.50	10,000.00	-8,300.50	17.0
-	0.00	0.00	8,453.76	10,000.00		84.54
Total 1-6130 · Legal					-1,546.24	
Locates	0.00	0.00	0.00	1,000.00	-1,000.00	0.0
1-6090 · Office Supplies	28.60	0.00 3.572.87	399.11 41.512.96	40,000,00	0 407 04	00.40
1-6180 · ORC Fees-Operating	3,472.87	- ,	,	48,000.00	-6,487.04	86.49
1-6100 · Postage and Copies-Operating	145.10	135.53	1,896.85	4,000.00	-2,103.15	47.42
1-6170 · Chemicals and Supplies	0.00	0.00	0.00	2,000.00	-2,000.00	0.0
1-6190 · Repairs and Maintenance	275.00	0.00	39,583.30	35,000.00	4,583.30	113.1
1-6210 · Utilities	647.57	719.69	8,528.71	12,500.00	-3,971.29	68.23
1-6150 · Water Billing	0.00	4.70	7.70	10,000.00	-9,992.30	0.08
1-6220 · Water Distribution Purchases	0.00	0.00	0.00	10,000.00	-10,000.00	0.0
1-6230 · Water Testing	21.00	81.00	1,359.00	4,000.00	-2,641.00	33.98
2-6240 · Treasurer Collection Fee	5.10	28.96	3,991.88	4,159.35	-167.47	95.97
63400 · Interest Expense	0.00	0.00	5,182.43			
63500 · Bond Principal Payment	0.00	0.00	0.00	75,000.00	-75,000.00	0.0
Total Expense	9,654.17	6,268.39	193,563.89	306,984.35	-113,420.46	63.05
Net Ordinary Income	17,260.11	24,454.32	261,774.54	137,365.67	124,408.87	190.57
Other Income/Expense						
Other Income						
1-7020 · Interest Income - Operating	0.00	0.00	10.00			
2-7000 · Interest Income	2,079.63	1,924.18	22,523.23			
2-7040 · Miscellaneous Income	0.00	0.00	153.00			
Total Other Income	2,079.63	1,924.18	22,686.23			
Other Expense	,		,			
2-8000 · Bond Interest	22,375.00	0.00	44,750.00	48,500.00	-3,750.00	92.27
2-8050 · National Rural Water Interest	47.21	45.01	543.79	990.81	-447.02	54.88
2-8055 · Interest Expense - CWCD	0.00	0.00	3,602.68	5,356.10	-1,753.42	67.26
2-8080 · Trustee Fees	0.00	0.00	250.00	5,356.10	-1,755.42	50.0
	0.00	0.00	200.00	500.00	-200.00	50.0
	00,400,04	45.04	40 440 47	EE 040.04	6 000 44	00.0
Total Other Expense Net Other Income	22,422.21	45.01 1,879.17	49,146.47	55,346.91 -55,346.91	-6,200.44 28,886.67	88.8 47.81



Income

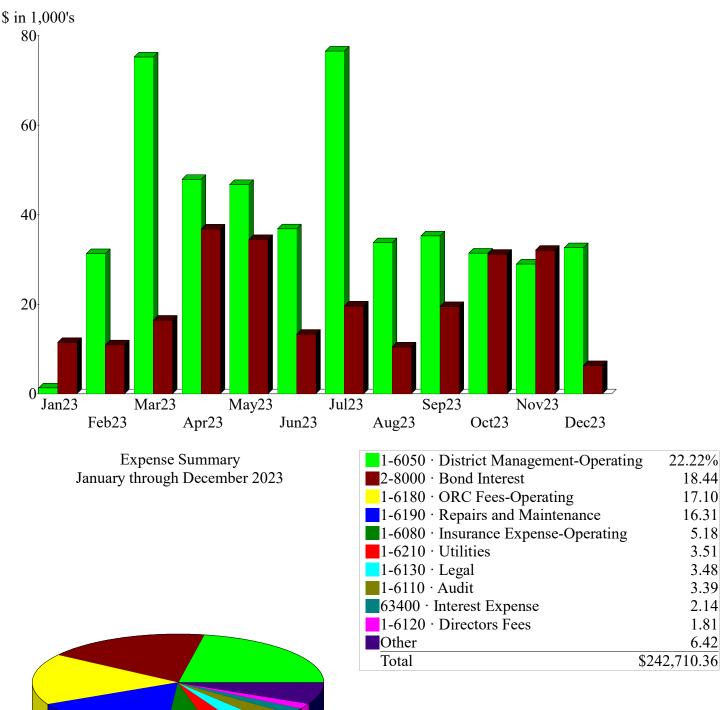
Expense





Income

Expense





Arabian Acres Metropolitan District PAYMENT REQUEST

1/17/2024

GENERAL FUND

Company	Invoice	oice Date		mount	Comments	
Edith Coffman	011724EC	1/17/2024	\$	100.00		
Lanny Hoel	011724LH	1/17/2024	\$	100.00		
Elizabeth Douglas	011724ED	1/17/2024	\$	100.00		
Jennifer Shepard	011724JS	1/17/2024	\$	100.00		
Martin Lempecki	011724ML	1/17/2024	\$	100.00		
Core Electric Coop	40032202	12/26/2023	\$	217.71	ACH	
Core Electric Coop	40045402	12/26/2023	\$	116.27	ACH	
Core Electric Coop	40299901	12/26/2023	\$	82.80	ACH	
Core Electric Coop	43071702	12/26/2023	\$	13.50	ACH	
Core Electric Coop	43183502	12/26/2023	\$	289.41	ACH	
El Paso County Public Health	EHS202117048	12/31/2023	\$	81.00		
High Tide Technologies	20243031	1/8/2024	\$	2,310.00		
J.A. Excavation & Septic's LLC	123123	12/31/2023	\$	3,100.00	Paid by the 15th	
J.A. Excavation & Septic's LLC	123123-1	12/31/2023	\$	372.87	Paid by the 15th	
J.A. Excavation & Septic's LLC	123123	12/31/2023	\$	100.00		
Mailing Services Inc	18851	12/21/2023	\$	132.53		
National Rural Water Association	10124	1/1/2024	\$	924.10		
UNCC	223120050	12/31/2023	\$	20.64		
WSDM District Manager	7797	12/31/2023	\$	1,708.00		
TOTAL			\$	9,968.83		

Director

\$ 9,968.83

After Withdraw	\$ 533,576.71
Payable's	\$ 9,968.83
ECB Checking Before Withdraw	\$ 543,545.54



ARABIAN ACRES METROPOLITAN DISTRICT

MONTHLY OPERATIONS REPORT November 11,2023 to December 15, 2023

Submitted by: Lynn Willow, O.R.C/Operator

TOTAL WATER PUMPED (From 11-01-2023 to 12-01-2023) Control A 282,498 Control B 94,601 Tank level 7:31 am 12-01-23 = 13.03' (22,333 gallons)

TOTAL PURCHASED WATER

Trucked – 0

(Amount actually received per each 4,000 gallon load is generally 200-300 gallons less due to standard and typical hauling losses)

OPERATIONS & MAINTENANCE ISSUES

- 1) Bac.-T test came back as negative.
- 2) Read, recorded, and turned in meter reads.
- 3) Posted 7 late notices. 2 turn offs.

4) Had a State inspection of the system. I will receive a letter in 30 days telling us what changes may need to be done with the system. One will be the top of the water storage tank venting.

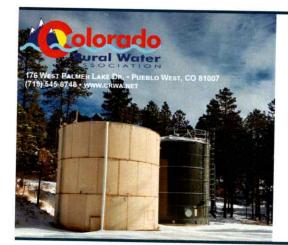
5) We will need to take off the one that has been there for 32 years and replace it with a curved or candy cane shaped one. I am trying to get pricing.

6) No freezing in the system at this time. After several discussions with Kelly Brock about the main line on Donzi project. We both agree that due to the frost depth, that the district would be better off waiting until the spring to do this project due to the extra cost of excavating (10,000 to 15,000 dollars). Even if he has to come out and thaw once or twice. I do not think (hoping) that this will be a problem this year, due to the fact that I changed the flow of the water being pumped to the tank to add more flow and pressure to Donzi. This should keep the water flowing more continuously through that portion of the line. We can still do it this year, but the total cost in the spring would be better.

7) System is running good with no major issues.

OTHER BUSINESS:

Once again, winter temperatures are here. Check your insulation in and around your house. Leave cabinet doors open under sinks and keep your thermostat no lower then 55 degrees to prevent in home freezing.



Colorado Rural Water Association Source Water Protection Program

Critical Water Infrastructure Data Collection & WFDSS Integration

V.02.06.19

What is WFDSS?

- A national system that stands for Wildland Fire Decision Support System.
- A web-based tool developed by the federal government designed to assist fire managers in making streamlined decisions during wildfires by allowing data analyses and reports to be easily shared with all levels of federal fire managers. WFDSS makes your water system and components deemed critical visible to fire response teams.

WFDSS integration is a FREE service that CRWA offers all public water systems in Colorado.

This is a collaborative effort between CRWA, Colorado Department of Public Health & Environment, Coalitions & Collaboratives, Inc., and the US Forest Service. CRWA receives funding for the facilitation of this project from CDPHE.

Which Data Should be Included?

- Critical water system infrastructure (or "values at risk") such as wells, diversions, intakes, pump houses, treatment buildings, storage tanks, electrical supply, and access routes.
- The ranking of the values at risk, which can be determined by using the Critical Water Infrastructure Tier Rating (see table to right).

Why is this important to my drinking water system?

- Water system infrastructure is a critical, high value resource that is vulnerable during wildfires.
- The majority of drinking water infrastructure data is currently not in WFDSS.
- By incorporating your water system data into WFDSS, you help firefighters protect your assets during wildfires.
- You as the water provider have control over determining what is the highest priority infrastructure for your water system.

What is the WFDSS Process?

- A CRWA representative will meet with you to help evaluate and rank the critical infrastructure, or your "values at risk" you wish to be included in WFDSS.
- An onsite visit will be conducted during which CRWA will collect GPS locations of your identified "values at risk" on a handheld tablet, and a map of your data will be created.
- CRWA will upload your data into a database which will be processed by COCO and integrated into WFDSS.
- Once integrated, data can be viewed within WFDSS and viewable by federal fire managers (USFS, BLM, etc) during fire incidents.

Critical Water Infrastructure Tier Rating					
Ranking	Criteria	Value Ranges	Definition		
Tier 1	% Supply % Reliance Outage Risk	75-100% 75-100% < 24 Hours	Facilities in this category represent "Catastrophic Impacts" to a community and no alternatives for sources are available.		
Tier 2	% Supply % Reliance Outage Risk	50-75% 50-75% < 1 week	Facilities in this category represent "Significant Hardship" to a community to find alternative sources but the challenges are no insurmountable.		
Tier 3	% Supply % Reliance Outage Risk	< 50% 50% > 1 week	Facilities in this category represent "Harm an Challenges" would occur for the community but through redundancy, water restrictions and/or operational changes there are alternative sources.		