



REGULAR BOARD MEETING AGENDA AND NOTICE

WEDNESDAY, November 20, 2024 – 5:30 PM

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

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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 2025
Edith Coffman	Assistant Secretary	May 2027
Jennifer Thoe	Assistant Secretary	May 2025

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, November 20, 2024, 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 October 16, 2024, (enclosed)

2) FINANCIAL MATTERS

- a) Review of Billing and Collection Status
- b) Conduct Public Hearing on 2024 Amended and 2025 Budget
 - i) Review and consider adoption of the 2025 Budget Resolution and Mill Levy Certification (enclosed)
- c) Review and accept October 31, 2024, Unaudited Financial Status (enclosed)
- d) Review and Approve the Payment of Claims (enclosed)

3) MANAGEMENT MATTERS

4) LEGAL MATTERS

- a) Review and consider adoption of the Resolution Imposing Fees and Rates (enclosed)
- b) Review and consider adoption of the 2025 Annual Administrative Resolution (enclosed)
- c) Review and consider adoption of the Resolution Calling the May 6, 2024 Election (enclosed)
- d) Review and consider approval of 2025 WSDM – District Manager engagement letter (under separate cover)
- e) Review and consider approval of 2024 Audit engagement letter – 2 proposals (under separate cover)

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 DECEMBER 18, 2024, AT 5:30 PM





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

October 16, 2024, at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Edith Coffman

Elizabeth Douglass

Lanny Hoel (excused absence)

Martin Lempecki

Jennifer Thoe

Also in attendance were:

Rebecca Harris, WSDM District Managers

Beth Diana, WSDM District Managers

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 no potential conflicts of interest.
- c. Discussion and Approval of the Agenda: Director Lempecki moved to approve the Agenda as presented; seconded by President Douglass. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from September 18, 2024: Ms. Harris confirmed she corrected the language in the minutes that the Board did not waive tap fees. After discussion Director Lempecki moved to approve the September 18, 2024 Minutes as amended; seconded by Director Thoe. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Ms. Harris presented the billing and collection status.
- b. Review and Accept the September 30, 2024, Unaudited Financial Status: Ms. Harris presented the September 30, 2024, Unaudited Financial status. After review, President Douglass moved to accept the September 30, 2024 Unaudited Financial status; seconded by Director Lempecki. Motion passed unanimously.
- c. Review and Approve the Payment of Claims: Ms. Harris presented the Payment of Claims. President Douglass inquired about the legal counsel invoice and Ms. Harris clarified the amounts due for legal services performed not related to Trout Haven exclusions. President Douglass pointed out a specific line item cost on the invoices that was related to the exclusion process. Ms. Harris stated she would work with Mr. Downie and get that waived. After review, Director Lempecki moved to approve the Payment of Claims; seconded by Director Coffman. Motion passed unanimously.

- d. Review Draft 2025 Budget: Ms. Harris presented a detailed review of the 2025 proposed budget. After discussion the Board agreed they want to reduce the Capital Improvement Fee and leave the mill levy at the same rate.

3. MANAGEMENT MATTERS

- a. Discuss RFP Status for next year: Ms. Harris let the Board know we have a draft RFP that we will publish in January or February of next year to plan for spring construction.

4. OPERATIONS

- a. ORC Report: Mr. Willow presented the ORC Report.

The Board discussed the concerns with the water outage and the resident harassing the District and the Contractor. Ms. Harris informed the board she did have that conversation with the property owner, and if he continued to harass the District, the Board may take legal action.

- b. Water Loss Data Report: Ms. Harris presented the water loss data report and noted that the September water loss is at 7.19%.

5. PUBLIC COMMENT:

Mr. Winterer wanted to thank the Board and echoed the Boards discussion about the property owner who was harassing the contractor.

- 6. ADJOURNMENT:** President Douglass moved to adjourn the meeting at 6:25 p.m., seconded by Director Lempecki. The motion passed unanimously.

Respectfully Submitted,
WSDM District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 16, 2024, 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



RESOLUTION
ARABIAN ACRES METROPOLITAN DISTRICT

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE FUNDS AND IN THE AMOUNTS SET FORTH HEREIN FOR THE ARABIAN ACRES METROPOLITAN DISTRICT (THE “DISTRICT”), TELLER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025 AND AMENDING THE 2024 BUDGET.

WHEREAS, the Board of Directors of the District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time;

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held November 20, 2024 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ARABIAN ACRES METROPOLITAN DISTRICT, TELLER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO:

Section 1. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. Budget Expenditures. That estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget. That the budget as submitted and attached and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of District for the year stated above and the 2024 budget is approved as amended.

Section 4. Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for bonds and interest is \$ _____. The current assessed valuation is \$ _____.

Section 5. Mill Levy. For the purpose of meeting all expenses of contractual obligations of Arabian Acres Metropolitan District for the budget year, there is hereby levied a tax of 21 mills

upon each dollar of the total valuation of assessment of all taxable property within the Arabian Acres Metropolitan District. The total valuation of assessment, budget, assessment and mill levy are all subject to modification, per state law.

Section 6. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budgets do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 7. Certification. The Arabian Acres Metropolitan District agents are hereby authorized and directed to immediately certify to the County Commissioners of Teller County, Colorado the mill levies for the Arabian Acres Metropolitan District hereinabove determined and set.

Section 8. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated and no other.

ADOPTED AND APPROVED this 20th day of November 2024.

DISTRICT
BOARD OF DIRECTORS

By: _____
Elizabeth Douglass, President

ATTEST:

Lanny Hoel, Secretary

[ATTACH BUDGET]

**ARABIAN ACRES METROPOLITAN DISTRICT
2025 BUDGET
GENERAL FUND**

	2023 ACTUAL	2024 ACTUAL 9/6/2024	2024 BUDGET	2025 BUDGET
GENERAL FUND: BEGINNING BALANCE	\$ 501,126	\$ 601,849	\$ 586,196	\$ 597,314
REVENUES				
CAPITAL IMPROVEMENT FEE	\$ 116,921	\$ 87,308	\$ 110,000	\$ 77,463
CORA REQUESTS				
GRANT FUNDS		\$ 1,160		
INTEREST INCOME	\$ 10			
LATE FEES	\$ 3,293	\$ 2,439		
MISCELLANEOUS (Trout Haven Exclusions)	\$ 1,656	\$ (2,414)		
RESTITUTION	\$ 281	\$ 151		
TAP FEE	\$ 8,000	\$ 8,000		
WATER SERVICE FEE	\$ 106,777	\$ 60,087	\$ 100,000	\$ 103,284
WATER USAGE	\$ 83,139	\$ 60,948	\$ 80,000	\$ 80,000
TOTAL REVENUES	\$ 320,075	\$ 217,679	\$ 290,000	\$ 260,747
TOTAL FUNDS AVAILABLE	\$ 821,201	\$ 819,529	\$ 876,196	\$ 858,061
EXPENSES				
AUDIT	\$ 8,225	\$ 8,625	\$ 8,625	\$ 9,056
BANK SERVICE CHARGES	\$ 75	\$ 27	\$ 100	\$ 100
CHEMICALS & SUPPLIES	\$ -		\$ 2,000	\$ 2,000
DIRECTOR FEES	\$ 4,400	\$ 3,500	\$ 6,000	\$ 6,000
DISTRICT MANAGEMENT	\$ 53,926	\$ 30,099	\$ 56,000	\$ 66,000
DUES, FEES, SUBSCRIPTIONS	\$ 3,486	\$ 2,882	\$ 3,000	\$ 3,100
ELECTION - TABOR/BOD	\$ 837	\$ -	\$ -	\$ 10,000
ENGINEERING		\$ -	\$ 1,000	\$ 1,000
INSURANCE	\$ 12,574		\$ 14,000	\$ 14,840
LEGAL	\$ 1,700	\$ 1,257	\$ 10,000	\$ 10,000
LOCATES			\$ 1,000	\$ 1,000
OFFICE EXPENSE	\$ 399			
ORC FEES	\$ 41,513	\$ 24,354	\$ 48,000	\$ 48,000
OTHER (TROUT HAVEN EXCLUSIONS)	\$ 6,754	\$ 916	\$ -	\$ -
POSTAGE & COPIES	\$ 1,897	\$ 1,484	\$ 2,000	\$ 2,000
REPAIRS & MAINTENANCE	\$ 39,666	\$ 34,445	\$ 40,000	\$ 40,000
UTILITIES	\$ 8,529	\$ 5,030	\$ 12,000	\$ 10,000
WATER BILLING	\$ 2,007	\$ 3	\$ 10,000	\$ 3,000
WATER DISTRIBUTION/ PURCHASE		\$ -	\$ 10,000	\$ 10,000
WATER SHARES			\$ 600	\$ 700
WATER TAPS			\$ -	\$ -
WATER TESTING	\$ 1,359	\$ 1,194	\$ 4,000	\$ 2,000
CONTINGENCY			\$ 50,000	\$ 50,000
TOTAL EXPENSES	\$ 187,347	\$ 113,816	\$ 278,325	\$ 288,796
OTHER FINANCING SOURCES				
TRANSFERS OUT - DEBT SERVICE	\$ 32,005		\$ 50,000	\$ 77,463
TRANSFERS OUT - CAPITAL FUND				
GENERAL FUND: ENDING BALANCE	\$ 601,849	\$ 705,713	\$ 547,871	\$ 491,802
EMERGENCY RESERVE: State Required at 3%	\$ 5,620	\$ 3,414	\$ 8,350	\$ 8,664

**ARABIAN ACRES METROPOLITAN DISTRICT
2025 BUDGET
DEBT SERVICE FUND**

	2023 ACTUAL	2024 ACTUAL	2024 BUDGET	2025 BUDGET
DEBT SERVICE FUND: BEGINNING BALANCE	\$ 315,167	\$ 342,397	\$ 342,397	\$ 417,365
REVENUE				
INTEREST INCOME	\$ 22,523	\$ 16,230		\$ 5,000
MISCELLANEOUS	\$ 150		\$ -	
PROPERTY TAX REVENUE	\$ 132,225	\$ 150,090	\$ 158,977	\$ 159,990
SPECIFIC OWNERSHIP TAX	\$ 14,953	\$ 8,998	\$ 11,128	\$ 11,199
STATE SENIOR/ VETERAN FUNDS	\$ 6,409	\$ 5,723	\$ -	
TRANSFERS IN FROM GENERAL FUND	\$ 32,005		\$ 50,000	\$ 77,463
TOTAL REVENUE	\$ 208,265	\$ 181,041	\$ 220,105	\$ 253,652
EXPENSES				
2007 BOND INTEREST	\$ 44,750	\$ 20,375	\$ 40,750	\$ 36,500
2007 BOND PRINCIPAL	\$ 80,000		\$ 85,000	\$ 85,000
NATIONAL RURAL WATER INTEREST	\$ 592	\$ 316	\$ 367	\$ 103
NATIONAL RURAL WATER PRINCIPAL	\$ 7,771		\$ 10,722	\$ 8,214
CO WATER RESOURCES & POWER DEV A	\$ 5,182	\$ 2,526	\$ 5,008	\$ 4,832
CO WATER RESOURCES & POWER DEV A	\$ 34,896		\$ 35,041	\$ 35,216
CWCD METER LOAN	\$ 3,602	\$ 23,688	\$ 23,688	\$ 23,688
TREASURER COLLECTION FEE	\$ 3,992	\$ 3,942	\$ 4,769	\$ 4,800
TRUSTEE FEES	\$ 250		\$ 500	\$ 500
CONTINGENCY			\$ 5,000	\$ 5,000
TOTAL EXPENSES	\$ 181,035	\$ 50,847	\$ 210,845	\$ 203,853
DEBT SERVICE: ENDING BALANCE	\$ 342,397	\$ 472,591	\$ 351,656	\$ 467,163
ASSESSED VALUATION	\$ 5,776,870	\$ 7,570,310	\$ 7,570,310	\$ 7,618,552
MILL LEVY	24.000	21.000	21.00	21.00

BUDGET MESSAGE
(Pursuant to § 29-1-103(1) (e), C.R.S.)

Arabian Acres Metropolitan District

The attached 2025 Budget for Arabian Acres Metropolitan District includes these important features:

- The primary sources of revenue for the District are tax revenues, fees, rates, tolls, penalties, and charges.
- No increase in commercial and residential rates and fees.
- Continued maintenance of the system to ensure ongoing levels of service to existing customers.
- Transfer of operating money into a CD to earn interest or a planed pipeline replacement project.
- Payment of debt service obligations.

The Budgetary basis of the accounting timing measurement method used is:

- Cash basis
- Modified accrual basis
- Encumbrance basis
- Accrual basis

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the district's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The services to be provided/ delivered during the budget year are the following:

- Potable water to customers.
- Contracted legal and management services, including state-required reporting, financial and accounting reports, billing and other services.
- Contracted Operator in Responsible Charge (ORC) to operate including required monitoring, testing, repair and other operational activities as well as payroll and other employment training and expenses.



Arabian Acres Metropolitan District

Balance Sheet

11/15/24

As of October 31, 2024

Accrual Basis

	Oct 31, 24
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	
Capital Improvement Reserve	42,789.84
ECB Checking - Other	306,402.77
Total ECB Checking	349,192.61
2-1000 · COLOTRUST 4001	267,123.37
2-1020 · COLOTRUST Reserve 8002	35,856.78
3-1000 · COLOTRUST-Capital Reserve 8003	266,290.55
Vectra Bank CD	252,030.74
Total Checking/Savings	1,170,494.05
Accounts Receivable	
1-1200 · Accounts Receivable	11,313.15
Total Accounts Receivable	11,313.15
Other Current Assets	
1-1300 · Property Tax Receivable	6,533.38
Total Other Current Assets	6,533.38
Total Current Assets	1,188,340.58
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	702,641.49
3-1540 · Land	101,000.00
3-1560 · Water Rights	173,131.00
3-1590 · Accumulated Depreciation	-662,147.00
Total Other Assets	1,578,368.39
TOTAL ASSETS	5,282,261.20
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1-2000 · Accounts Payable	11,880.91
Total Accounts Payable	11,880.91
Other Current Liabilities	
1-2020 · Accrued Interest	7,427.30
2-2200 · Deferred Revenue-Property Taxes	6,533.38
Total Other Current Liabilities	13,960.68
Total Current Liabilities	25,841.59
Long Term Liabilities	
DWRP 1.5 Million Loan	975,282.93
2-2400 · 2007 Bonds Payable	815,000.00
2-2440 · Natural Rural Water	9,115.20
3-4090 · CWCB Meter Loan 400K	154,568.42
Total Long Term Liabilities	1,953,966.55
Total Liabilities	1,979,808.14

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11/15/24

Accrual Basis

Arabian Acres Metropolitan District

Balance Sheet

As of October 31, 2024

	<u>Oct 31, 24</u>
Equity	
30000 · Opening Balance Equity	215,933.51
32000 · Retained Earnings	2,836,378.30
Net Income	250,141.25
	<hr/>
Total Equity	3,302,453.06
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TOTAL LIABILITIES & EQUITY	5,282,261.20
	<hr/> <hr/>

Arabian Acres Metropolitan District Profit & Loss Budget vs. Actual January through October 2024

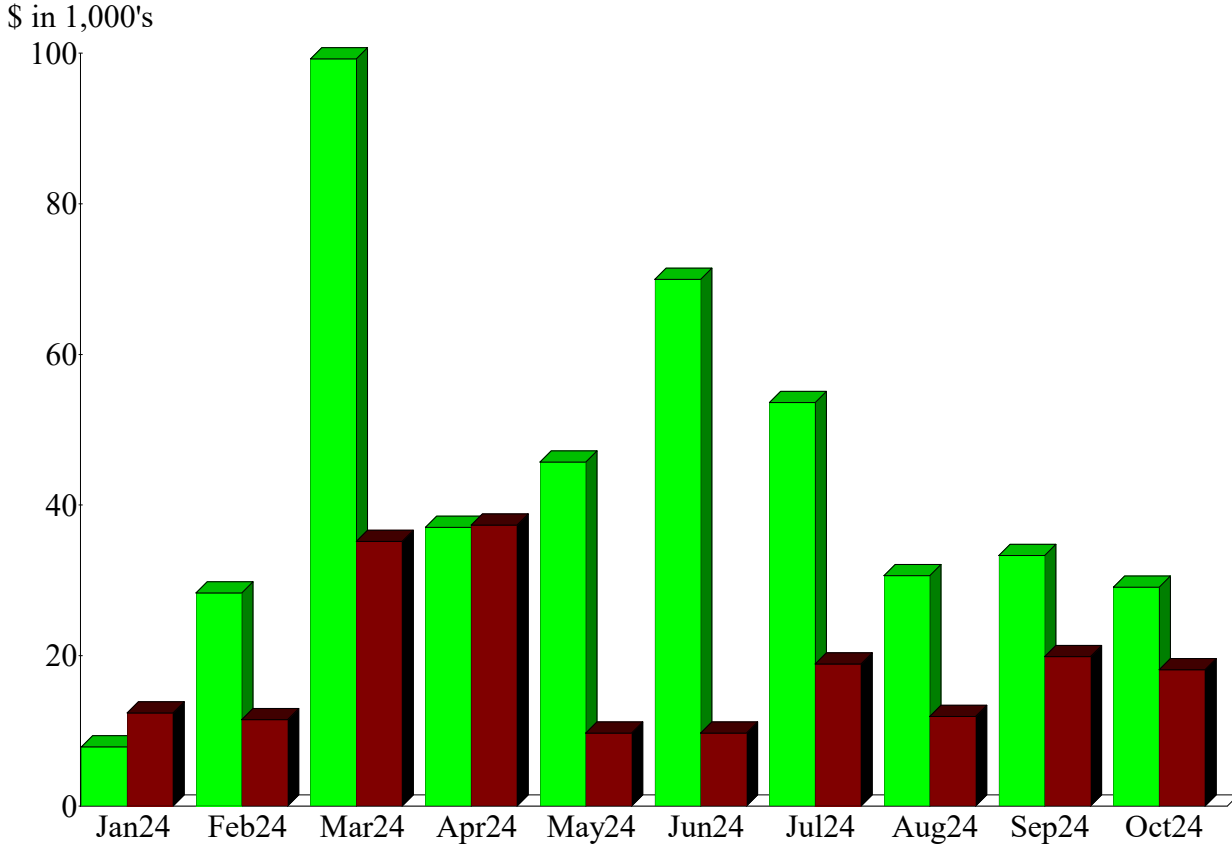
	TOTAL					
	Sep 24	Oct 24	Jan - Oct 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
1-4000 · Capital Improvement Fees	8,759.46	7,878.85	88,237.17	110,000.00	-21,762.83	80.22%
1-4030 · Late Fee Revenue	353.57	285.00	3,015.00			
1-4050 · Water Service Fee	9,761.76	8,876.68	72,595.37	100,000.00	-27,404.63	72.6%
1-4070 · Water Tap Fees	0.00	0.00	8,000.00	0.00	8,000.00	100.0%
1-4080 · Water Usage	8,845.26	8,416.37	70,601.92	80,000.00	-9,398.08	88.25%
1-4090 · Trout Haven Exclusion Deposits	0.00	0.00	-2,414.19			
2-4400 · Property Tax Revenue	1,774.30	41.37	151,905.39	157,184.00	-5,278.61	96.64%
2-4450 · Specific Ownership Tax	1,312.49	1,218.47	11,529.15	11,003.00	526.15	104.78%
2-4460 · Restitution	16.77	16.77	167.70			
2-4470 · State Senior/ Veteran Funds	0.00	0.00	5,723.25			
3-4000 · Grant Funds	0.00	0.00	1,160.00			
Total Income	30,823.61	26,733.51	410,520.76	458,187.00	-47,666.24	89.6%
Gross Profit	30,823.61	26,733.51	410,520.76	458,187.00	-47,666.24	89.6%
Expense						
1-6110 · Audit	0.00	0.00	8,625.00	8,625.00	0.00	100.0%
1-6020 · Bank Service Charges	0.00	40.00	67.00	100.00	-33.00	67.0%
1-6120 · Directors Fees	500.00	400.00	4,200.00	6,000.00	-1,800.00	70.0%
1-6050 · District Management-Operating	3,534.43	4,009.35	42,316.29	56,000.00	-13,683.71	75.57%
1-6060 · Dues Fees and Subscriptions	0.00	0.00	3,556.67	3,000.00	556.67	118.56%
1-6065 · Engineering O&M	0.00	0.00	0.00	1,000.00	-1,000.00	0.0%
1-6080 · Insurance Expense-Operating	0.00	0.00	0.00	14,000.00	-14,000.00	0.0%
1-6130 · Legal						
1-6135 · Trout Haven Exclusions	0.00	0.00	916.47			
1-6130 · Legal - Other	2,526.95	0.00	7,523.75	10,000.00	-2,476.25	75.24%
Total 1-6130 · Legal	2,526.95	0.00	8,440.22	10,000.00	-1,559.78	84.4%
Locates	0.00	0.00	1,200.00	1,000.00	200.00	120.0%
1-6180 · ORC Fees-Operating	3,645.87	0.00	31,645.38	48,000.00	-16,354.62	65.93%
1-6160 · Other Expense	0.00	3,000.00	3,000.00			
1-6100 · Postage and Copies-Operating	248.56	410.31	2,307.75	2,000.00	307.75	115.39%
1-6170 · Chemicals and Supplies	0.00	0.00	0.00	2,000.00	-2,000.00	0.0%
1-6190 · Repairs and Maintenance	8,507.03	6,988.63	16,887.16	40,000.00	-23,112.84	42.22%
1-6210 · Utilities	449.96	680.53	6,890.05	12,000.00	-5,109.95	57.42%
1-6150 · Water Billing	0.00	0.00	0.00	10,000.00	-10,000.00	0.0%
1-6220 · Water Distribution Purchases	0.00	0.00	0.00	10,000.00	-10,000.00	0.0%
Water Shares	0.00	0.00	0.00	600.00	-600.00	0.0%
1-6230 · Water Testing	356.00	81.00	1,220.40	4,000.00	-2,779.60	30.51%
2-6240 · Treasurer Collection Fee	55.29	1.30	4,562.39	4,716.00	-153.61	96.74%
Total Expense	19,824.09	15,611.12	134,918.31	233,041.00	-98,122.69	57.9%
Net Ordinary Income	10,999.52	11,122.39	275,602.45	225,146.00	50,456.45	122.41%

Arabian Acres Metropolitan District Profit & Loss Budget vs. Actual January through October 2024

	TOTAL					
	Sep 24	Oct 24	Jan - Oct 24	Budget	\$ Over Budget	% of Budget
Other Income/Expense						
Other Income						
2-7000 · Interest Income	2,462.50	2,352.84	24,257.53			
Total Other Income	2,462.50	2,352.84	24,257.53			
Other Expense						
2-8000 · Bond Interest	0.00	0.00	20,375.00	40,750.00	-20,375.00	50.0%
2-8001 · Bond Principal Payment	0.00	0.00	0.00	85,000.00	-85,000.00	0.0%
2-8050 · National Rural Water Interest	54.55	27.28	397.79	367.00	30.79	108.39%
2-8051 · Interest Expense	0.00	2,482.06	5,007.87	5,008.00	-0.13	100.0%
2-8055 · Interest Expense - CWCD	0.00	0.00	23,688.07	23,688.00	0.07	100.0%
2-8080 · Trustee Fees	0.00	0.00	250.00	500.00	-250.00	50.0%
Total Other Expense	54.55	2,509.34	49,718.73	155,313.00	-105,594.27	32.01%
Net Other Income	2,407.95	-156.50	-25,461.20	-155,313.00	129,851.80	16.39%
Net Income	13,407.47	10,965.89	250,141.25	69,833.00	180,308.25	358.2%

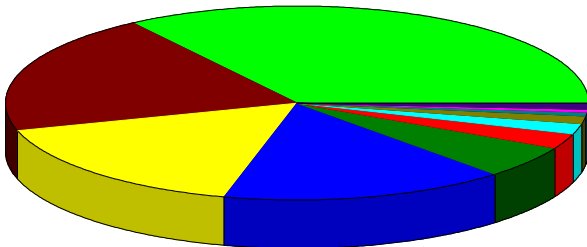
Income and Expense by Month
January through October 2024

Income
Expense



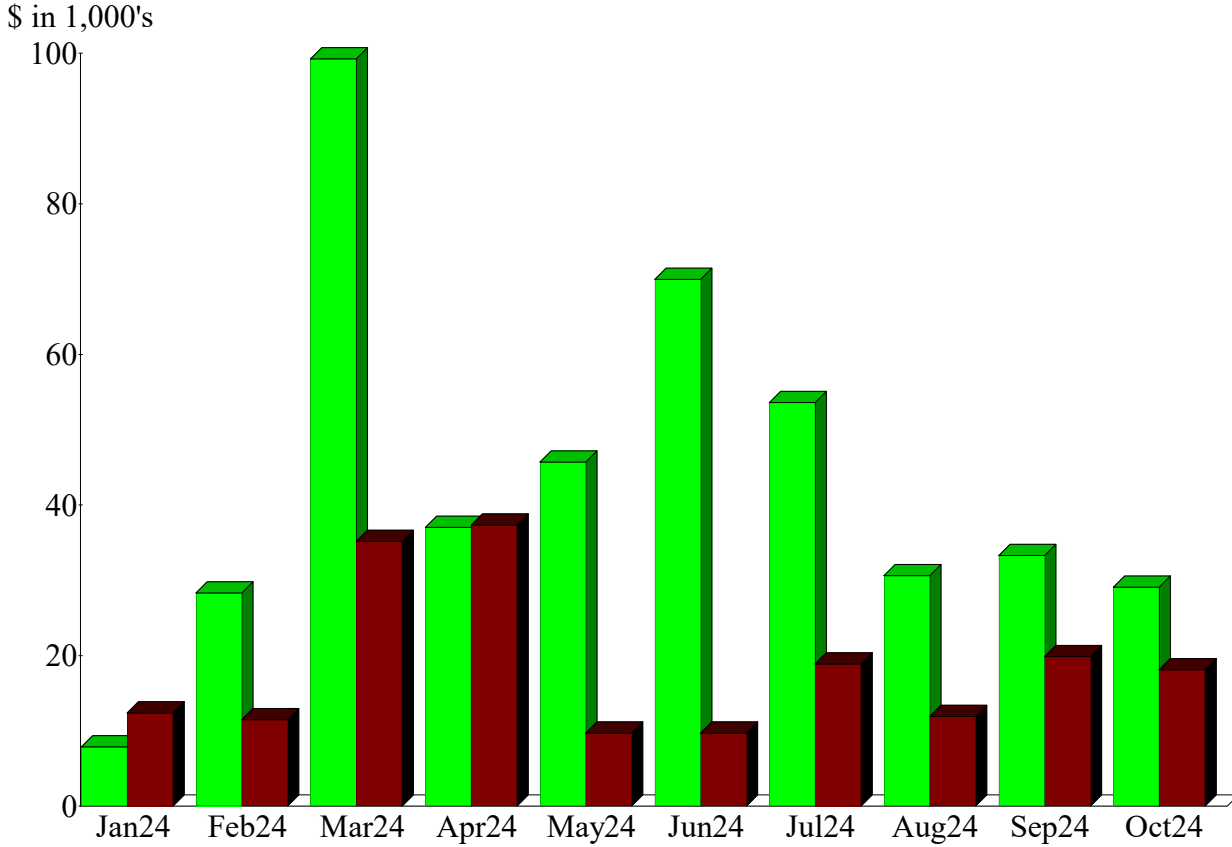
Income Summary
January through October 2024

2-4400 · Property Tax Revenue	34.75%
1-4000 · Capital Improvement Fees	20.18
1-4050 · Water Service Fee	16.60
1-4080 · Water Usage	16.15
2-7000 · Interest Income	5.55
2-4450 · Specific Ownership Tax	2.64
1-4070 · Water Tap Fees	1.83
2-4470 · State Senior/ Veteran Funds	1.31
1-4030 · Late Fee Revenue	0.69
1-4090 · Trout Haven Exclusion Depos	\$-2,414.19
Other	0.30
Sub-Total	\$434,778.29



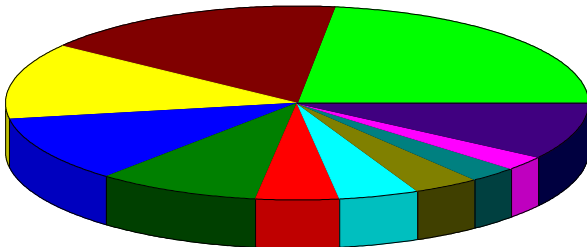
By Account

Income and Expense by Month
January through October 2024



Expense Summary
January through October 2024

1-6050 · District Management-Operating	22.92%
1-6180 · ORC Fees-Operating	17.14
2-8055 · Interest Expense - CWCD	12.83
2-8000 · Bond Interest	11.04
1-6190 · Repairs and Maintenance	9.15
1-6110 · Audit	4.67
1-6130 · Legal	4.57
1-6210 · Utilities	3.73
2-8051 · Interest Expense	2.71
2-6240 · Treasurer Collection Fee	2.47
Other	8.77
Total	\$184,637.04



By Account



Arabian Acres Metropolitan District

PAYMENT REQUEST

11/20/2024

GENERAL FUND

Company	Invoice	Date	Amount	Comments
Edith Coffman	112024EC	11/20/2024	\$ 100.00	
Lanny Hoel	112024LH	11/20/2024	\$ 100.00	
Elizabeth Douglas	112024ED	11/20/2024	\$ 100.00	
Jennifer Thoe	112024JT	11/20/2024	\$ 100.00	
Martin Lempecki	112024ML	11/20/2024	\$ 100.00	
Core Electric Coop	40032202	10/22/2024	\$ 241.35	ACH
Core Electric Coop	43071702	10/22/2024	\$ 16.70	ACH
Core Electric Coop	43183502	10/22/2024	\$ 205.10	ACH
Core Electric Coop	400454502	10/22/2024	\$ 96.81	ACH
Core Electric Coop	40299901	10/22/2024	\$ 94.77	ACH
El Paso County Public Health	EHS202120647	10/31/2024	\$ 81.00	
El Paso County Public Health	EHS202120379	9/30/2024	\$ 21.00	
J.A. Excavation & Septic's LLC	Oct-24	10/30/2024	\$ 3,300.00	Paid by the 15th
J.A. Excavation & Septic's LLC	Oct-24	10/30/2024	\$ 345.87	Paid by the 15th
Mailing Services Inc	19885	10/22/2024	\$ 206.95	
Mailing Services Inc	19863	10/16/2024	\$ 136.94	
Mountain Mutual Reservoir Company	1994-CW-281	7/29/2024	\$ 543.00	
National Rural Water Association	Nov-24	9/1/2024	\$ 924.10	
Ridgeline Land Surveying	2633	8/9/2024	\$ 1,200.00	
UNCC	224090059	9/30/2024	\$ 12.90	
UNCC	224100064	10/31/2024	\$ 25.80	
WSDM District Manager	458	10/31/2024	\$ 4,075.77	
TOTAL			\$ 12,028.06	

DEBT SERVICE FUND

Company	Invoice	Date	Amount	Comments
Zions Bank	112024	11/20/2024	\$ 105,375.00	Pay From ColoTrust
TOTAL			\$ 105,375.00	

Director _____

\$ 117,403.06

ECB Checking Before Withdraw	\$ 349,258.00
Payable's	\$ 12,028.06
After Withdraw	\$ 337,229.94



**RESOLUTION AND ORDER
OF THE
BOARD OF DIRECTORS OF
ARABIAN ACRES METROPOLITAN DISTRICT REGARDING THE IMPOSITION OF
VARIOUS FEE, RATES, PENALTIES, AND CHARGES**

WHEREAS, Arabian Acres Metropolitan District (“District”) is a special district created pursuant to Article 1, Title 32, C.R.S. (“Special District Act”), and is authorized to provide, and does provide, water activities, services, and facilities within the District; and

WHEREAS, the District, pursuant to Section 32-1-1001(1)(j), C.R.S., authorized to fix, and from time to time increase or decrease, fees, rates, tolls, penalties, or charges for services, programs or facilities furnished by the District (“Rates, Fees, Penalties, and Charges”); and

WHEREAS, the District has determined it is necessary and desirable to reduce District’s Capital Improvement Fee to \$45 per month beginning January 1, 2025; and

WHEREAS, the District reaffirms all other current Rates, Fees, Penalties, and Charges, established by the District, in addition to all damages and remedies available to the District.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD OF DIRECTORS OF THE ARABIAN ACRES METROPOLITAN DISTRICT OF TELLER COUNTY, COLORADO:

1. Schedule: The Schedule of Rates, Fees, Penalties, and Charges attached hereto, and incorporated by reference, is hereby adopted and made effective as of January 1, 2025. All prior Schedules are repealed in their entirety effective as of January 1, 2025.

2. Severability: If any part, section, subsection, sentence, clause, or phrase of this Resolution or such Schedule is for any reason held invalid, such invalidity shall not affect the validity of the remaining provisions.

3. Effective Date: This Resolution shall take effect and be enforced immediately upon its approval by the Board.

APPROVED AND ADOPTED THIS 20th DAY OF NOVEMBER, 2024

ARABIAN ACRES METROPOLITAN DISTRICT

By: _____
Elizabeth Douglas, President

ATTEST:

[DISTRICT SEAL]

By: _____
Lanny Hoel, Secretary

**ARABIAN ACRES
METROPOLITAN DISTRICT**

SCHEDULE OF FEES & CHARGES

November 13, 2024

Tap Fee:..... \$8,000.00 / SFE¹

Water Usage Fees – Per Month:

Metered Account Usage

0 - 3,500 gallons- Base Usage Fee..... \$15.00 / K gal.
3,501 – 5,000 gallons..... \$25.00 / K gal.
5,001 gallons and above \$50.00 / K gal.

Service Fees - Per Month:

Single Family Residential

3/4" \$60.00 / month

Commercial

3/4" \$60.00 / month
1" \$150.00 / month

Capital Improvement Fee - Per Month:

Single Family Residential

3/4" \$45.00 / month

Commercial

3/4" \$45.00 / month
1" \$140.00 / month

Late Fees \$15.00/billing period
Bad Check Fee..... \$45.00
Collections varies²
Tap Transfer Fee TBA³
Turn-Off Fee varies⁴
Turn-On Fee..... \$50.00⁴
Revocation/ Disconnection of Service Fee \$150.00⁵
Posting Fee associated with Disconnection of Service..... \$50/posting
Trip and Administrative Fee associated with Disconnection of Service \$100⁶
Unauthorized Connection/ Use Fee..... up to \$10,000.00
Inspection Fees (first half hour per year no charge) Min. \$50.00/hr.
Meter Reading (Customer requested, other than regularly scheduled reads).....\$50.00
Plan Revision Fees varies⁷
Meter Testing/Certification Fee \$350.00⁸
Main Line Deposit TBA⁹
Foreclosure Fee..... TBD
Construction Water Fee \$250.00
Account Transfer/Real Estate Closing Fee \$250.00¹⁰
Copy Charges..... \$1.25 / page

1 Single Family Equivalent or "SFE" is the term used to describe a basic unit of measurement which
equates the demand of metered connections larger than 5/8" to that of a single family 5/8" metered
connection. See Section 1.7 (nn) of the Rules and Regulations (" R&R") currently in effect for
information regarding the ratio of SFE to individual tap sizes.

2 \$250.00 or 125% of actual cost for collections; whichever is greater.

3 To be assessed on a case by case basis, per Section 6.4 of the AAMD, R&R, as amended.

4 TURN-OFF FEE: No charge for one (1) Customer requested Turn-Off per calendar year
(accounts not in arrears); each additional requested Turn-Off shall be \$50.00. While the
service is Turned Off, both the monthly Service Fee and the Supplemental Operations Fee shall
remain in effect.

4 TURN-ON FEE: No charge for one (1) Customer requested Turn-On per calendar year (accounts
not in arrears); each additional requested Turn-On shall be \$50.00.

5 Revocation/Disconnection of Service may or may not include the removal of the meter. During
revocation/disconnection, both the Monthly Service Fee and the Supplemental Operations Fee
shall remain in effect. Re-establishment of service shall require payment of all fees due and
owing the District, including but not necessarily limited to the normally applicable Tap Fees
associated with new customers (when a meter has been removed) at the time of service re-
establishment.

6 The Trip and Administrative Fee associated with the disconnection, or potential disconnection, of
water service will be imposed regardless of whether service is actually disconnected, and regardless
of whether a trip is actually commenced or completed and is in addition to all other fees, rates, tolls,
and charges, associated with the disconnection of service.

7 \$75.00, or 125% of actual engineering review costs, if any; whichever is greater.

8 Prior to the removal and testing of a meter per the customer's written request, customer shall pay
the testing/ certification fee. Based upon its findings, the District in its sole discretion, will take the
following action:

- a) If the meter has registered more water than actually passed through it, by greater than 2%; the
current bill will be adjusted proportionately as a credit. In this case, the testing / certification fee
shall be returned to the customer.
- b) If the meter has registered less water than actually passed through it, by greater than 2%; the
District may elect to adjust the current bill proportionately as a debit. In this case, the Meter
Testing/certification Fee shall not be returned to the customer.
- c) Should the meter fail to register in any period, the Customer shall be charged for the average
period consumption determined over the preceding two (2) years or such amount as will most
closely approximate actual usages, as determined by the District. In this case, the Meter Testing/
certification Fee shall be returned to the customer.

9 To be assessed on a case by case basis, per Section 5.4.2 of the AAMD, R&R, as amended.

10 This fee is paid directly to District's Management Company via the Title Company and loan closing
process, without additional cost to the District.



**ANNUAL ADMINISTRATIVE RESOLUTION OF
ARABIAN ACRES METROPOLITAN DISTRICT (2025)**

STATE OF COLORADO)
) ss.
COUNTY OF TELLER)

At the regular meeting of the Board of Directors (“Board”) of the ARABIAN ACRES Metropolitan District (“District”), Teller County, Colorado, held at 5:30 P.M., on November 20, 2024, virtually via the following link: <https://video.cloudoffice.avaya.com/join/590205827> (Meeting ID: 590205827) and/or by telephone call to United States: +1 (213) 4634500 United States (Access Code / Meeting ID: 590205827), it was moved to adopt the following Resolution:

WHEREAS, the District was organized as a special district pursuant to an Order and Decree of the District Court in and for the County of Teller, Colorado (the “County”); and

WHEREAS, the Board has a duty to perform certain obligations in order to assure the efficient operation of the District and hereby directs its consultants to take the following actions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. The Board directs the District Manager to cause an accurate map of the District’s boundaries to be prepared in accordance with the standards specified by the Division of Local Government (“Division”) and to be filed in accordance with § 32-1-306, C.R.S.
2. The Board directs the District Manager to notify the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division of the name of the chairman of the Board, the contact person, telephone number and business address of the District, and all other information as required by § 32-1-104(2), C.R.S, or other applicable law.
3. The Board directs the District Manager to prepare and file with the Division, within thirty (30) days of a written request from the Division, an informational listing of all contracts in effect with other political subdivisions, in accordance with § 29-1-205, C.R.S.
4. The Board directs the District Manager to cause the preparation of and to file with the Department of Local Affairs the annual public securities report for nonrated public securities issued by the District within sixty (60) days of the close of the fiscal year, as required by §§ 11-58-101, *et seq.*, C.R.S.
5. The Board directs the District’s accountant to: 1) obtain proposals for auditors to be presented to the Board; 2) to cause an audit of the annual financial statements of the District to be prepared and submitted to the Board on or before June 30; and 3) to cause the audit to be filed with the State Auditor by July 31, or by the filing deadline permitted under any extension thereof, all in accordance with §§ 29-1-603(1) and 29-1-606, C.R.S. Alternatively, if warranted by § 29-1-604, C.R.S., the Board directs the District’s accountant to apply for and obtain an audit exemption from

the State Auditor on or before March 31 in accordance with § 29-1-604, C.R.S.

6. The Board directs the District Manager, if the District has authorized but unissued general obligation debt as of the end of the fiscal year, to cause to be submitted to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District, the District's audit report or a copy of its application for exemption from audit in accordance with § 29-1-606(7) C.R.S.

7. The Board directs the District's accountant to submit a proposed budget to the Board by October 15, to prepare the final budget and budget message, including any amendments thereto, if necessary, and directs accountant to schedule a public hearing on the proposed budget and/or amendments, and to post or publish notices thereof, directs the District Manager to prepare all budget resolutions and to file the budget, budget resolution and budget message with the Division on or before January 30, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

8. The Board directs the District's accountant to monitor expenditures and contracted expenditures and, if necessary, to notify the District Manager, and the Board when expenditures or contracted expenditures are expected to exceed appropriated amounts, and directs the District Manager to prepare all budget amendment resolutions and directs the District Manager to schedule a public hearing on a proposed budget amendment and to post or publish notices thereof and to file the amended budget with the Division on or before the date of making such expenditure or contracting for such expenditure, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

9. The Board directs the District Manager to cause the preparation of the Unclaimed Property Act report and submission of the same to the State Treasurer by November 1 if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with § 38-13-101, *et seq.*, C.R.S.

10. The Board directs the District's accountant to prepare the mill levy certification form and directs the District Manager to file the mill levy certification forms with the Board of County Commissioners on or before December 15, in accordance with § 39-5-128, C.R.S.

11. The Board designates The Gazette as a newspaper of general circulation within the boundaries of the District and directs that all legal notices shall be published in accordance with § 32-1-103(15), C.R.S., in The Gazette, unless otherwise designated by the Board or District Manager.

12. The Board determines that each director shall receive compensation for their services as directors subject to the limitations set forth in §§ 32-1-902(3)(a)(I) & (II), C.R.S.

13. The District hereby acknowledges, in accordance with § 32-1-902, C.R.S., the following officers for the District:

<u>Board of Directors:</u>	<u>Office</u>	<u>Term/Expires</u>
Elizabeth Douglass	President	2027
Edith Coffman	Assistant Secretary	2027

Jennifer Thoe	Assistant Secretary	2025
Lanny Hoel	Secretary	2027
Martin Lempecki	Treasurer	2025

14. The Board hereby determines that each member of the Board shall, for any potential or actual conflicts of interest, complete conflicts of interest disclosures and directs District Manager to file the conflicts of interest disclosures with the Board and with the Colorado Secretary of State at least seventy-two (72) hours prior to every regular and special meeting of the Board, in accordance with §§ 32-1-902(3)(b) and 18-8-308, C.R.S. Written disclosures provided by Board members required to be filed with the governing body in accordance with § 18-8-308, C.R.S. shall be deemed filed with the Board when filed with the Secretary of State. Additionally, at the beginning of each year, each Board member shall submit information to District Manager regarding any actual or potential conflicts of interest and, throughout the year, each Board member shall provide District Manager with any revisions, additions, corrections or deletions to said conflicts of interest disclosures unless the Board Member is a resident of the District.

15. The Board confirms its obligations under § 24-10-110(1), C.R.S., with regards to the defense and indemnification of its public employees, which, by definition, includes elected and appointed officers.

16. The Board hereby appoints the District Manager as the official custodian for the maintenance, care and keeping of all public records of the District which are in their respective possession, in accordance with §§ 24-72-101, *et seq.*, C.R.S.

17. Pursuant to § 32-1-903(2) and § 24-6-402(2)(c), C.R.S., the Board hereby designates <https://arabianacresmd.colorado.gov> as the District’s website for the posting of its regular and special meeting notices at least twenty-four (24) hours in advance of the meeting, and hereby directs the District Manager, to the extent feasible, to make the notices accessible at no charge to the public, searchable by the type of meeting, date of meeting, time of meeting, agenda contents, and any other categories deemed appropriate by the Board and the District Manager and to consider linking the notice to any appropriate social media accounts of the District. The Board also hereby designates such website as the place for posting meeting notices, although the District at its discretion, and in addition, may determine any location within the District’s Boundaries as another location the District will post notices of meetings at least twenty-four (24) hours prior to the meeting in the event of exigent or emergency circumstances which prevent the District from posting notice of the meeting on the District’s website; the District hereby designates <https://wsdistricts.co> as such location. The Board directs the District Manager to provide the website address set forth above to the Department of Local Affairs for inclusion in the inventory maintained pursuant to § 24-32-116, C.R.S.

18. The Board determines to hold regular meetings on the third Wednesday of every month at 5:30 P.M. virtually via the following link: <https://video.cloudoffice.avaya.com/join/590205827> and/or by telephone call to United States: +1 (213) 463-4500 (Access Code: 590-205-827). Notice of the time and place for all regular meetings shall be posted in accordance with § 32-1-903, C.R.S. The Board, at its discretion, may determine whether to allow Public Comments at meetings and the length of time each member of the public

is allowed to speak. Members of the Public that interrupt Board discussion and functioning or whose comments exceed the limit placed by the Board (currently at 3 minutes) will be requested to leave the meeting. If the Board loses control of the meeting the President will terminate the meeting immediately.

19. In the event of an emergency, the Board may conduct a meeting outside of the limitations prescribed in § 24-6-402(2)(c), C.R.S., provided that any actions taken at such emergency meeting are ratified at the next regular meeting of the Board or at a special meeting conducted after proper notice has been given to the public.

20. For the convenience of the electors of the District, and pursuant to its authority set forth in § 1-13.5-1101, C.R.S., the Board hereby deems that all regular and special elections of the District shall be conducted as independent mail ballot elections in accordance with §§ 1-13.5-1101, *et seq.*, C.R.S., unless otherwise deemed necessary and expressed in a separate election resolution adopted by the Board.

21. Pursuant to the authority set forth in § 1-1-111, C.R.S., the Board hereby appoints Rebecca Harris with WSDM District Managers, as the Designated Election Official (the “DEO”) of the District for any elections called by the Board, or called on behalf of the Board by the DEO, and hereby authorizes and directs the DEO to take all actions necessary for the proper conduct of the election, including, if applicable, cancellation of the election in accordance with § 1-13.5-513, C.R.S.

22. In accordance with § 1-11-103(3), C.R.S., the Board hereby directs the DEO to certify to the Division the results of any elections held by the District and, pursuant to § 32-1-1101.5(1), C.R.S., to certify results of any ballot issue election to incur general obligation indebtedness to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the district and file a copy of such certification with the Division of Securities.

23. The Board directs the District Manager to cause a notice of authorization of or notice to incur general obligation debt to be recorded with the County Clerk and Recorder within thirty (30) days of authorizing or incurring any indebtedness, in accordance with § 32-1-1604, C.R.S.

24. The Board directs the District Manager to cause the preparation of and the filing with the Board of County Commissioners or the governing body of any municipality in which the District is located, the Division, the State Auditor, the County Clerk and Recorder and any interested parties entitled to notice, an annual report, if requested, in accordance with § 32-1-207(3), C.R.S. with a copy of such report posted on the District’s website.

25. The Board directs the District Manager to obtain proposals and/or renewals for insurance, as applicable, to insure the District against all or any part of the District’s liability, in accordance with §§ 24-10-115, *et seq.*, C.R.S. The Board directs the District’s accountant to pay the annual SDA membership dues, agency fees and insurance premiums, as applicable, in a timely manner. The Board appoints the District Manager to designate the proxy for the SDA Annual meeting for voting and quorum purposes.

26. The Board hereby opts to include elected or appointed officials as employees within the meaning of § 8-40-202(1)(a)(I)(A), C.R.S., and hereby directs the District Manager to obtain workers' compensation coverage for the District.

27. The Board hereby directs the District Manager to prepare the disclosure notice required by § 32-1-809, C.R.S., and to disseminate the information to the electors of the District accordingly.

28. The Board hereby directs its District Manager, accountant, and all other consultants to adhere to the Colorado Special District Records Retention Schedule as adopted by the District.

29. The Board hereby directs the District Manager to prepare and record with the County Clerk and Recorder updates to the disclosure statement notice and map required by § 32-1-104.8, C.R.S., if additional property is included within the District's boundaries.

30. The Board directs the District's accountant to prepare and submit the documentation required by any continuing disclosure obligation signed in conjunction with the issuance of debt by the District.

31. The District hereby appoints the following persons or companies in the following roles:

District Manager WSDM District Managers
District Legal Counsel Susemihl, McDermott and Downie, Attorneys at Law
Designated Election Official Rebecca Harris
District Engineer AquaWorks DBO

[Remainder of page intentionally left blank.]

ADOPTED AND APPROVED THIS 20th DAY OF NOVEMBER 2024.

ARABIAN ACRES METROPOLITAN DISTRICT

By: _____
Elizabeth Douglass, President

By: _____
Lanny Hoel, Secretary

Attest:

CERTIFICATION

I, Lanny Hoel, Secretary of the Board of the Arabian Acres Metropolitan District, Teller County, Colorado, do hereby certify that the attached and foregoing Resolution is a true copy from the records of the proceedings of the Board of said District, on file with Walker Schooler District Managers, the District's Manager.

IN WITNESS WHEREOF, I have hereunto set my hand, County of Teller, Colorado, this 20th day of November 2024.

Lanny Hoel, Secretary



**RESOLUTION OF BOARD OF DIRECTORS
CALLING ELECTION**

ARABIAN ACRES METROPOLITAN DISTRICT

C.R.S. §§ 32-1-804, 1-1-111(2), 1-13.5-1103(1), and 1-13.5-513(1)

At a meeting of the Board of Directors (the “Board”) of the Arabian Acres Metropolitan District (the “District”), it was moved to adopt the following Resolution:

WHEREAS, the District was organized as a special district pursuant to §§ 32-1-101, *et seq.*, C.R.S. (the “Special District Act”); and

WHEREAS, the District is located entirely within Teller County, Colorado (the “County”); and

WHEREAS, pursuant to § 32-1-804, C.R.S., the Board governs the conduct of regular and special elections for the District; and

WHEREAS, the Board anticipates holding a regular election on May 6, 2025, for the purpose of electing directors and desires to take all actions necessary and proper for the conduct thereof (the “Election”); and

WHEREAS, the Election shall be conducted pursuant to the Special District Act, the Colorado Local Government Election Code and the Uniform Election Code of 1992, to the extent not in conflict with the Colorado Local Government Election Code, including any amendments thereto, and shall also comply with Article X, § 20 of the Colorado Constitution (“TABOR”), as necessary; and

WHEREAS, pursuant to § 1-1-111(2), C.R.S., the Board is authorized to designate an election official (the “Designated Election Official”) to exercise authority of the Board in conducting the Election; and

WHEREAS, the Board duly authorize Rebecca Harris with WSDM District Managers to be the Designated Election Official, and

WHEREAS, pursuant to § 1-13.5-513(1), C.R.S., the Board can authorize the Designated Election Official to cancel the Election upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board names Rebecca Harris with WSDM District Managers to be the Designated Election Official for the Election. The Designated Election Official shall act as the primary contact with the County and shall be primarily responsible for ensuring the proper conduct of the Election.
2. Without limiting the foregoing, the following specific determinations also are made:

Commented [JD1]: Again, you or us? The date is coming 12/7 to get list from Clerk & Recorder

Commented [JD2]: Again, you or us? The date is coming 12/7 to get list from Clerk & Recorder

- a. The Board hereby directs general counsel to the District to approve the final form of the ballot to be submitted to the eligible electors of the District and authorizes the Designated Election Official to certify those questions and take any required action therewith.
- b. The Board hereby directs general counsel to the District to oversee the general conduct of the Election and authorizes the Designated Election Official to take all action necessary for the proper conduct thereof and to exercise the authority of the Board in conducting the Election, including, but not limited to, appointment, training and setting compensation of election judges and a board of canvassers, as necessary; all required notices of election, including notices required pursuant to TABOR; printing of ballots; supervision of the counting of ballots and certification of election results; and all other appropriate actions.

3. The District shall be responsible for the payment of any and all costs associated with the conduct of the Election, including its cancellation, if permitted.

4. The Board hereby ratifies any and all actions taken to date by general counsel and the Designated Election Official in connection with the Election.

5. The Board hereby authorizes and directs the Designated Election Official to cancel the Election and to declare the candidates elected if, at the close of business on the sixty-third day before the Election, or at any time thereafter, there are not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates, and so long as the only ballot questions are for the election of candidates. The Board further authorizes and directs the Designated Election Official to publish and post notice of the cancellation as necessary and file such notice and cancellation resolutions with the County Clerk and Recorder and with the Division of Local Government, as required. The Designated Election Official shall also notify the candidates that the Election was canceled and that they were elected by acclamation.

6. This Resolution shall remain in full force and effect until repealed or superseded by subsequent official action of the Board.

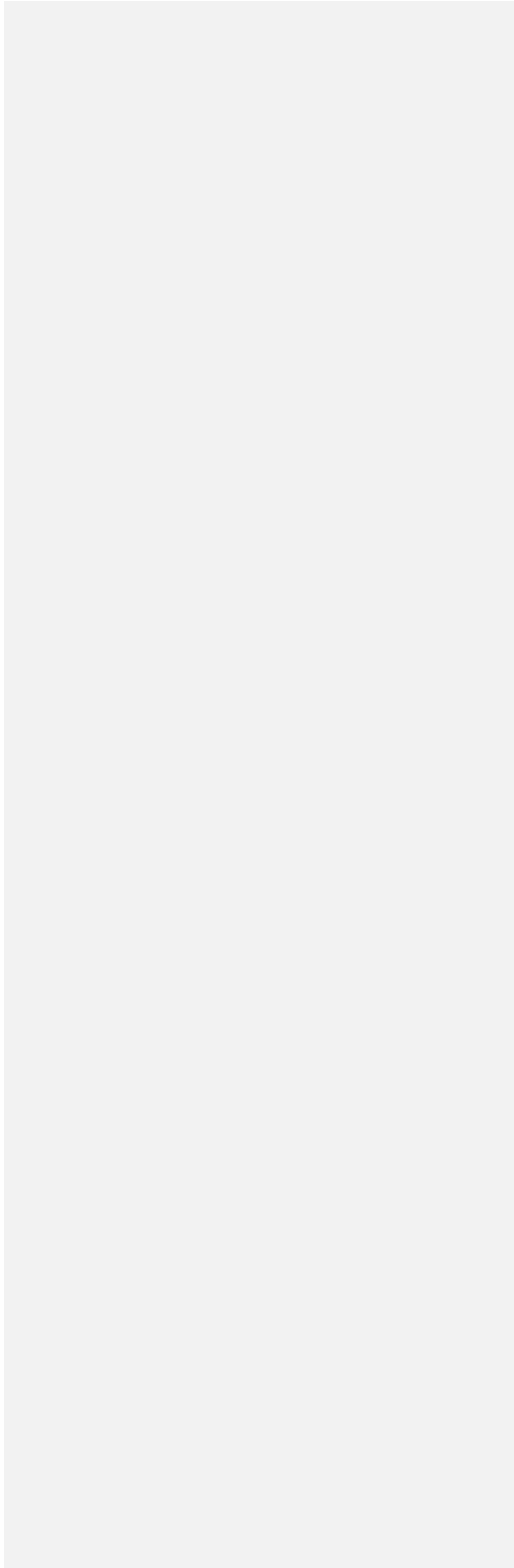
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ADOPTED THIS 20th DAY OF NOVEMBER, 2024.

ARABIAN ACRES METROPOLITAN DISTRICT

Officer of the District

ATTEST:





Control Building Usage

Month	A	B	Sold to Residents	Percentage (Loss)
January	320,850	40,900	317,563	12.21%
February	316,300	43,950	366,960	-1.86%
March	353,450	47,600	367,989	8.24%
April	346,750	52,450	377,004	5.56%
May	459,200	72,750	353,249	33.59%
June	398,850	59,650	400,578	12.63%
July	489,950	89,450	320,162	44.74%
August	505,750	78,100	389,845	33.23%
September	298,770	156,430	422,449	7.19%
October	303,750	102,850	339,028	16.62%
November				#DIV/0!
December				#DIV/0!
YTD TOTAL	3,793,620	744,130	3,654,827	19.46%

