



**MINUTES OF THE BOARD OF DIRECTORS SPECIAL MEETING
ARABIAN ACRES METROPOLITAN DISTRICT
TUESDAY, NOVEMBER 19, 2025, at 5:30 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 November 19, 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
Jason Downie	Susemihl, McDermot, & Downie, P.C.
Michael Smith	Member of the Public

MINUTES

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: Ms. Harris 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: After discussion Director Coffman moved to approve the agenda as presented; seconded by President Douglass. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from November 4, 2025: Director Lempecki moved to approve the Regular Board Meeting from November 4, 2025; seconded by President Douglass. Motion passed unanimously.
- e. Tree Removal Status: President Douglass provided an update advising it would cost \$75.00 to remove the tree. Director Coffman moved to approve the tree removal at the \$75.00 cost; seconded by President Douglass. Motion passed unanimously.

2. OPERATIONS:

- a. ORC Report: Mr. Willow provided a review of the report. Violations have been cured.
- b. Water Loss Data Report: Ms. Harris reviewed the water loss report

3. FINANCIAL MATTERS:

- a. Review Billing and Collections Status: Ms. Harris provided an update on billing and collections for the month.
- b. Conduct a Public Hearing on the 2025 Amended and 2026 Budget:
 - i) Review and consider adoption of the 2025 Amended and 2026 Budget Resolution



and Mill Levy Certification: Ms. Harris reviewed the 2025 Amended and the 2026 Budget, there were no public comment.

Director Coffman moved to open the public hearing at 5:39 pm; seconded by President Douglass. Motion passed unanimously. Director Lempecki moved to close the public hearing at 5:50 pm; seconded by President Douglass. Motion passed unanimously. Director Lempecki moved to approve the 2025 Amended and 2026 Budget Resolution and Mill Levy Certification subject to final assessed valuation; seconded by President Douglass. Motion passed unanimously.

- a. Review and accept October 31, 2025, Unaudited Financial Status: Ms. Harris presented the financials. Director Lempecki moved to approve the October 31, 2025, financials; seconded by President Douglass. Motion passed unanimously.
- b. Review and Approve the Payment of Claims through November 19, 2025: Ms. Harris presented the payment of claims. Director Lempecki moved to approve the payment of claims through November 19, 2025; seconded by Director Thoe. Motion passed unanimously.

4. MANAGEMENT MATTERS: We won't have an update until Spring 2026 for the Trymarine treatment on Pond #1

5. LEGAL MATTERS:

- a. Review and Water Augmentation rights to Pond #2: Mr. Smith provided an update on the repairs and cost estimates for the dam leak. Has been talking with a company that believes they can successfully re-pipe the dam. The estimated cost for a cast-in-place piping would come to around \$215k.
- b. Review and Consider adoption of the 2025 Annual Administrative Resolution: Ms. Harris discussed keeping the regular scheduled meetings, and changing the Annual meeting to August. President Douglass moved to approve the resolution as presented; seconded by Director Lempecki. Motion passed unanimously.
- c. Review and Consider Approval of 2026 WSDM - Managers Engagement Letter: Ms. Harris presented. After discussion Director Lempecki Moved to approve the 2026 WSDM – Managers engagement letter; seconded by Director Thoe. Motion passed unanimously.
- d. Review and Consider Approval of 2025 Audit Engagement Letter: After discussion, the board would like to move forward with BiggsKofford. Director Lempecki moved to approve the 2025 audit engagement letter with BiggsKofford; seconded by Director Thoe.

6. PUBLIC COMMENT: Mr. Smith inquired about the direction the board is considering regarding repairs for Pond #2. If the District does not need these rights, he would like to know if the board would entertain selling them.

7. EXECUTIVE SESSION: No executive session.

8. ADJOURNMENT: Director Lempecki moved to adjourn the meeting at 6:22 p.m., seconded by Director Coffman. The motion passed unanimously.



Rebecca Harris

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 19, 2025, REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

Edith Coffman (Dec 19, 2025 09:04:39 MST)

Edith Coffman

Elizabeth Douglass

Elizabeth Douglass (Dec 19, 2025 16:50:15 MST)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Martin Lempecki (Dec 24, 2025 09:02:18 MST)

Martin Lempecki

Jennifer Thoe