



**MINUTES OF THE BOARD OF DIRECTORS SPECIAL MEETING
ARABIAN ACRES METROPOLITAN DISTRICT
TUESDAY, NOVEMBER 4, 2025, at 12:00 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 4, 2025, at 12:00 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.

MINUTES

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Douglass called the meeting to order at 12:01 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 October 15, 2025: Board inquired about the status of the past due Core and Main invoice. Ms. Harris noted she has not received an answer from them to waive late fees. Director Lempecki moved to approve the Regular Board Meeting from October 15, 2025; seconded by President Douglass. Motion passed unanimously.

2. LEGAL MATTERS:

- a. Review and consider acceptance to engage Water Attorney: Board discussed and reviewed the engagement letter with Gib Marchand. After discussion President Douglass moved to approve the engagement letter as presented; seconded by Director Lempecki. Motion passed unanimously
- b. Board discussed what scope of work they would like to received from legal counsel. After discussion Director Lempecki moved to direct Mr. Downie to receive legal opinion and recommendations from Mr. Marchand and present to the Board; seconded by President Douglass. Motion passed unanimously.

3. PUBLIC COMMENT: No public comment



4. **EXECUTIVE SESSION:** No executive session.
5. **ADJOURNMENT:** President Douglass moved to adjourn the meeting at 12:31 p.m., seconded by Director Lempecki. The motion passed unanimously.



Rebecca Harris

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 4, 2025, SPECIAL MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

[Edith Coffman \(Nov 20, 2025 05:51:41 MST\)](#)

Edith Coffman

Elizabeth Douglass

[Elizabeth Douglass \(Nov 19, 2025 19:05:07 MST\)](#)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

[martin lempecki \(Nov 27, 2025 19:38:33 MST\)](#)

Martin Lempecki

Jennifer Thoe