



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

August 16, 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
Rylee DeLong, WSDM District Managers
Lynn Willow, ORC
Elric Winterer, Resident
Andrea, Resident
Renee, Resident

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Douglass called the meeting to order at 5:31 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: President Douglass added item 3.c. for discussion on the District's FAQ. Director Lempecki moved to approve the Agenda as amended; seconded by Director Shepard. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from July 19, 2023: Director Coffman moved to approve the July 19, 2023 Minutes; 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 July 31, 2023 Unaudited Financial Status: Ms. Harris presented the July 31, 2023 Unaudited Financial Statements. The Board discussed upcoming repair projects that could cause an overage in the repairs and maintenance budget. After review, Director Lempecki moved to accept the July 31, 2023 Unaudited Financial Statements; seconded by Director Coffman. Motion passed unanimously.
- c. Discuss and Review Refund for 105 Denwood Dr: Ms. Harris explained the error with a payment received from 105 Denwood Drive. A zero was accidentally added and caused an overpayment of \$1,142.54. Director Coffman moved to approve the refund in the amount of \$1,142.54; seconded by Director Shepard. Motion passed unanimously.

- d. Review and Approve the Payment of Claims: Ms. Harris presented the Payment of Claims and added the approved refund of \$1,142.54. The Board and Mr. Willow discussed the Mountain Mutual Reservoir assessment and invoice for the management of augmented water. Mr. Willow explained the annual chemical testing that was done this past month. Ms. Harris noted a complete schedule of required testing can be found on the CDPHE's website and is also directly linked on the District's website on the FAQ page. Ms. Harris presented a memo on the 2013 loan with the National Rural Water Association that is set to mature in 2025. After review, Director Lempecki moved to approve the payment of claims; seconded by Director Shepard. Motion passed unanimously.

3. MANAGEMENT MATTERS

- a. Discuss Water Leak: Ms. Harris discussed a report from a resident two weeks ago regarding a possible water leak at well #2. Mr. Willow investigated and noted there was no leak. Residents were posting on social media so Mr. Willow went back to investigate last weekend and further explained there is a spring that is appearing as a leak. He explained that well #2 is an artesian well, and by nature they are pressurized which explains the reports of water flowing out of the well. This can happen when there is a lot of rain and moisture. The Board and Ms. Harris confirmed that no resident will ever be billed for water that is not going through their meter. Water must pass through their meter in order to be billed for that usage, so any leak on a main line will not be passed to the residents.
- b. Discuss Ute Pass Regional Ambulance Tax Increase: Ms. Harris reported that Ute Pass Regional Ambulance would like to provide a presentation to the Board on the 1% tax increase. The Board agreed to a presentation at a future Board meeting.
- c. Discussion on the District's FAQ: Ms. Harris discussed frequently asked questions by residents and concerns posted on social media, and presented a FAQ page that was drafted to help provide detailed information and answer questions on the District's website. The Board reviewed and provided additional information on the FAQs.

4. LEGAL MATTERS: There were no legal matters.

5. OPERATIONS

- a. ORC Report: Mr. Willow presented the Operator's Report.
- b. Water Loss Data Report: Ms. Harris presented the Water Loss Data Report. Mr. Willow provided a review of the water system to help inform the Board.

6. PUBLIC COMMENT: Mr. Winterer commented on the reports of a leak at well #2 and the descriptions were maybe exaggerated. He also noted that he only uses 879 gallons which is pretty low usage. He commented that this meeting was very informative and thanked the Board.

Andrea asked if there is a way to compare how much water is being pumped into the tanks and into each individual property owner to see if it equates or if there is a difference. Ms. Harris explained the water loss report includes this data and information.

7. **ADJOURNMENT:** Director Coffman moved to adjourn the meeting at 6:45 p.m.; seconded by Director Shepard. Motion passed unanimously.

Respectfully Submitted,
WSDM District Managers

Rebecca Harris

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 16, 2023 REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

Edith Coffman (Sep 23, 2023 13:11 MDT)

Edith Coffman

Ann

Elizabeth Douglass (Sep 22, 2023 13:19 MDT)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Shepard

Jennifer Shepard (Sep 25, 2023 09:33 MDT)

Jennifer Shepard