



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

October 18, 2023, at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Edith Coffman

Elizabeth Douglass

Lanny Hoel (Excused)

Martin Lempecki

Jennifer Shepard

Also in attendance were:

Rebecca Harris, WSDM District Managers

Rylee DeLong, WSDM District Managers

Lynn Willow, ORC

Bryan Johnson,

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. Director Coffman moved to excuse Director Hoel's absence; seconded by President Douglass. Motion passed unanimously.
- 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: Ms. Harris added 6.a. Discuss Main Line Issue at 287 Donzi. Director Lempecki moved to approve the Agenda as amended; seconded by Director Shepard. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from September 20, 2023: Director Coffman moved to approve the September 20, 2023 Minutes as written; seconded by Director Lempecki. 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 September 30, 2023 Unaudited Financial Status: Ms. Harris presented the September 30, 2023 Unaudited Financial Statements. After review, Director Lempecki moved to accept the September 30, 2023 Unaudited Financial Statements as presented; seconded by Director Shepard. Motion passed unanimously. Ms. Harris noted she will provide a detailed analysis at the next meeting on how much cash the District is required to keep on hand per the bond documents, and if there is a possibility of lowering the service fee.

- c. Review and Approve the Payment of Claims: Ms. Harris presented the Payment of Claims. After review, Director Lempecki moved to approve the payment of claims; seconded by Director Coffman. Motion passed unanimously. The Board discussed that if the District incurs costs associated with damage caused by the service line freezing from the meter pit to the house, it can be billed back to the property.
- d. Review Draft 2024 Budget: Ms. Harris presented the draft 2024 budget. She discussed Proposition HH and how it could impact property tax revenue and the budget if it passes in November. She discussed the option of lowering the mill levy if Proposition HH does not pass to help offset the increase in property taxes. The Budget Hearing will be held at the November 15, 2023 Board meeting.

3. MANAGEMENT MATTERS

- a. Discuss AAMD Logo: Ms. Harris discussed a resident that inquired about the Arabian Acres logo that is being used by both the District and the POA. Ms. Harris confirmed the logo is not trademarked and was created by the developer. Ms. Andrea, the resident commented that residents of the POA mix up the POA and District. President Douglass will reach out to the President of the POA to discuss further.

4. LEGAL MATTERS: There were no legal matters.

6. OPERATIONS

- a. Discuss Main Line Issue at 287 Donzi: The Board discussed that the main service line was only installed at 5'11" deep on Donzi and it should have been at least 7' deep. The shallow depth was possibly due to granite in the area. The Board discussed the possibility of having Native Sun fix the situation. Ms. Harris noted she is waiting to hear back from the Project Engineers.
- b. ORC Report: Mr. Willow presented the Operator's Report. President Douglass discussed curb damage and road erosion on Kutsu Ridge Road that was posted about on Nextdoor. Ms. Harris confirmed that it would be Teller County's responsibility, but Mr. Willow will investigate as well.
- c. Water Loss Data Report: Ms. Harris presented the Water Loss Data Report.

7. PUBLIC COMMENT: Mr. Winterer commented that his water bill has come down now after the leak he had which he is happy about. He apologized for missing the beginning of the meeting and asked about the budget. Ms. Harris provided a brief review of the draft 2024 budget.

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

- a. THE ANNUAL TOWN HALL MEETING IS SCHEDULED FOR NOVEMBER 15, 2023 AT 5:00 PM; FOLLOWING AFTER THE REGULARLY SCHEDULED MEETING IS SCHEDULED FOR NOVEMBER 15, 2023, AT 5:30 PM.

Respectfully Submitted,
WSDM District Managers

Rebecca Harris

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 18, 2023 REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman
[Edith Coffman \(Nov 25, 2023 06:55 MST\)](#)
Edith Coffman

um
[Elizabeth Douglass \(Nov 23, 2023 08:42 MST\)](#)
Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Shepard
[Jennifer Shepard \(Nov 22, 2023 10:21 MST\)](#)
Jennifer Shepard