



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

January 17, 2024, 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:

Kevin Walker, WSDM District Managers
Lynn Willow, ORC
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.
- 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: The Board discussed the November 15, 2023 Board Meeting Minutes. Director Shepard moved to approve the Agenda as presented; seconded by Director Lempecki. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from November 15, 2023: Director Coffman clarified the discussion regarding the exclusion process and the specific concerns with exclusions out of Arabian Acres. The Board discussed that the properties would still be responsible for the debt and Ms. Harris was going to get confirmation of that from the County. Director Lempecki moved to table the approval of the November Minutes until the next meeting; seconded by Director Shepard. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Mr. Walker presented a review of the current billing status and there was not update for the collection status.
- b. Review and accept the December 31, 2023 Unaudited Financial Status: Mr. Walker presented the December 31, 2023 Unaudited Financial Statements. President Douglass questioned the water usage fee compared with water service fee and capital fees. Mr. Walker will follow up with the accountant and review this item.
- c. Review and Approve the Payment of Claims: Mr. Walker presented the payment of claims. After review, Director Lempecki moved to approve the Payment Request for January 17, 2024; seconded by Director Shepard. Motion passed unanimously.

3. MANAGEMENT MATTERS

- a. Update on Assessed Valuation and Mill levy Certificates Filing: Mr. Walker provided an update and noted the mill levy certificates were filed and the Budget Resolution will be filed next month. The Board discussed that the mill levy was lowered from 24 mills to 21 mills.

4. LEGAL MATTERS: There were no legal matters.

5. OPERATIONS

- a. ORC Report: Mr. Willow presented the Operator’s Report. The Board and Mr. Walker discussed an issue at a property on Kutsu Ridge where over 30,000 gallons of water was used due to their damaged line. The owner representative is aware that their service line is damaged, and they will be responsible for their usage.
 - i. CRWA Mapping data
- b. Water Loss Data Report: There was no discussion.

6. PUBLIC COMMENT: The meeting was opened for public comment.

7. ADJOURNMENT: Director Lempecki moved to adjourn the meeting at 7:30 p.m.; seconded by President Douglass. Motion passed unanimously.

- a. THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR FEBRUARY 21, AT 5:30 PM

Respectfully Submitted,
WSDM District Managers

Rebecca Harris

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 17, 2024 REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman
Edith Coffman (Mar 20, 2024 16:41 MDT)

Edith Coffman

Elizabeth Douglass
Elizabeth Douglass (Mar 13, 2024 20:55 MDT)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Shepard
[Jennifer Shepard \(Mar 16, 2024 13:39 MDT\)](#)

Jennifer Shepard