



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

April 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:

Rebecca Harris, WSDM District Managers
Amber Hardekopf, WSDM District Managers
Rylee DeLong, WSDM District Managers
Lynn Willow, ORC
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 no potential conflicts of interest.
- c. Discussion and Approval of the Agenda: Mrs. Harris requested moving the ORC Report up on the Agenda as Mr. Willow needs to leave early. Director Shepard moved to approve the Agenda as amended; seconded by Director Coffman. Motion passed unanimously. Director Hoel joined the meeting and confirmed no conflicts of interest.
- d. Consider Approval of Meeting Minutes from March 20, 2024: Director Coffman moved to approve the meeting minutes, seconded by Director Hoel. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Mrs. Harris presented the billing and collection status to the Board.
- b. Review and accept March 31, 2024, Unaudited Financial Status: Mrs. Harris reviewed the Unaudited Financials with the Board. Director Lempecki motioned to approve; seconded by Director Shepard. Motion passed unanimously.

Mrs. Harris discussed the options to the Board on investing the authorized \$250,000 in a CD account. After discussion, the Board agreed to have President Douglass and Director Lempecki authorized to deposit the funds into a reasonable CD Account based on their decision..

- c. Review and approve the payment of claims: Mrs. Harris presented the payment of claims to the board. Director Lempecki moved to approve as amended; seconded by Director Shepard. Motion passed unanimously.

3. MANAGEMENT MATTERS

- a. Mrs. Harris informed the board that she applied for and already have received a grant for work on installation in meter pits for \$1,160.

4. LEGAL MATTERS

- a. Review and consider the adoption of the Resolution of Arabian Acres Board of Directors Regarding the Imposition of Various Fees, Rates, Penalties, and Charges: Ms. Harris presented and reviewed the Resolution that lowers the Capital Improvement charge from \$65 a month per home to \$55 a month per home. Director Lempecki moved to approve; seconded by Director Hoel. Motion passed unanimously.

5. OPERATIONS

- a. ORC Report: Mr. Willow presented the Operator's Report. The board discussed an update on feedback for the potential pipeline project. Mr. Willow confirmed there are three excavators interested in bidding. Mr. Willow expressed material cost is about ten to eleven thousand and the excavation work is about sixty-five thousand.
- b. Water Loss Data Report: Ms. Harris presented the Water Loss Data Report and explained she still plans to meet with Lynn to brainstorm the funky numbers.

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

Mr. Elric wanted to let the Board know he agrees with utilizing ENT Bank.

7. **ADJOURNMENT:** Director Lempecki moved to adjourn the meeting at 6:12 p.m.; seconded by Director Coffman. Motion passed unanimously.
 - a. THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR MAY 15, AT 5:30 PM

Respectfully Submitted,
WSDM District Managers

Rebecca Harris

By: Recording Secretary

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

Edith Coffman

Edith Coffman (May 17, 2024 12:36 MDT)

Edith Coffman



[Elizabeth Douglass \(May 22, 2024 12:32 MDT\)](#)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki



[Jennifer Shepard \(May 22, 2024 12:06 MDT\)](#)

Jennifer Shepard