



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

May 15, 2024, at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Edith Coffman

Elizabeth Douglass

Lanny Hoel (absent)

Martin Lempecki

Jennifer Thoe (Shepard)

Also in attendance were:

Rebecca Harris, WSDM District Managers

Rylee DeLong, WSDM District Managers

Jason Downie, Susemihl, McDermot, and Downie, PC

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. Director Thoe (formerly Shepard) requested her last name be updated to Thoe. Mrs. Harris noted the minutes and agendas will reflect her updated last name.
- c. Discussion and Approval of the Agenda: Director Coffman moved to approve the Agenda as amended; seconded by Director Thoe. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from April 17, 2024: Director Coffman moved to approve the meeting minutes, seconded by Director Lempecki. 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 April 30, 2024, Unaudited Financial Status: Mrs. Harris reviewed the Unaudited Financials with the Board. President Douglass brought some concerns with the Capital Improvement Fees, Water Service Fee, and Water Usage revenue going down. Mrs. Harris discussed she will have accounting confirm the explanation and get back to the board. Board Discussed having the “Capital Improvement Fee” collected be shown in their own account on the balance sheet. Director Lempecki motioned to approve; seconded by Director Shepard. Motion passed unanimously.
- 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

4. 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 expressed to the Board he is still working on getting bids for the Sildona main line repair and discussed it with 3 excavators at this time. One bid came back as a minimum of \$103,000 to go through 1,100 feet, including roughly 60 feet of rock to drill through that will cost more. Mrs. Harris confirmed she would need to get with Mr. Willow to go through a proper Bid process since the estimated costs are getting to be around \$120,000, and the state statute requires a formal Request for the Proposal to be published, the Board of Directors will review and award the project to when they vote for. The Board discussed cost-saving options with the District, purchasing the material directly rather than having the contractor include that cost. Mr. Willow confirmed this project would not be able to start until August.
- b. Water Loss Data Report: Ms. Harris presented the Water Loss Data Report.

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

Mr. Elric expressed gratitude for the work the Board is doing.

6. EXECUTIVE SESSION

- a. President Douglass made a motion to enter into executive session per §24-6-402(4)(b), C.R.S., to receive legal advice concerning pipeline easement across 198 Kenwood Dr, seconded by Director Shepard. The motion passed unanimously at 6:08 PM.

President Douglass made a motion to exit executive session per §24-6-402(4)(b), C.R.S., to receive legal advice concerning pipeline easement across 198 Kenwood Dr, seconded by Director Shepard. The motion passed unanimously at 6:28 PM.

7. **ADJOURNMENT:** Director Coffman moved to adjourn the meeting at 6:28 p.m.; seconded by Director Lempecki. Motion passed unanimously.
 - a. THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR JUNE 19, AT 5:30 PM

Respectfully Submitted,
WSDM District Managers

Rebecca Harris

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 15, 2024, REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman
Edith Coffman (Jun 24, 2024 17:38 MDT)

Edith Coffman

Elizabeth Douglass
Elizabeth Douglass (Jun 24, 2024 19:02 MDT)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Shepard
Jennifer Shepard (Jun 27, 2024 11:33 MDT)

Jennifer Shepard