



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

June 19, 2024, at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Edith Coffman

Elizabeth Douglass

Lanny Hoel

Martin Lempecki (Absent)

Jennifer Thoe (Absent)

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.
- c. Discussion and Approval of the Agenda: President Douglass added discussion on the capital improvement fee, discussion on the \$250,000 CD, and mosquito treatment for the pond. Director Coffman moved to approve the Agenda as amended; seconded by Director Hoel. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from May 15, 2024: Director Coffman noted a correction to the motion. After review, President Douglass moved to approve the May 15, 2024 Minutes as amended, seconded by Director Hoel. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Ms. Harris presented the billing and collection status.
- b. Review and Accept the May 31, 2024 Unaudited Financial Status: Ms. Harris explained the difference between the April and May capital improvement fee was due to the journal entries being recorded all in May. The issue has been corrected and the current journal entries reflect the accurate amount. Ms. Harris presented the May 31, 2024 Unaudited Financial status. After review, President Douglass moved to accept the May 31, 2024 Unaudited Financial status; seconded by Director Coffman. Motion passed unanimously.
- c. Review and Approve the Payment of Claims: Mrs. Harris presented the Payment of Claims. Ms. Harris removed the Director payments for Directors Lempecki and Thoe,

and the payment for Mr. Susemihl to allow further review. After review, Director Coffman moved to approve as amended; seconded by Director Hoel. Motion passed unanimously.

- d. Discussion on \$250,000 CD: President Douglass explained that ENT Bank cannot assist the District with a CD, and Vectra Bank had a very low rate, so it may not be possible to invest in a three-month CD at this time. The Board discussed and agreed to pursue a 6 or 9-month CD with Vectra Bank.

3. MANAGEMENT MATTERS

- a. Update on RFP for Pipeline Project: Ms. Harris reported that she is still working on the RFP and scope for the pipeline project. The Board discussed waiting until next Spring to begin the pipeline project and allow the CD to mature longer and accrue interest. The Board discussed distributing the RFP in January.
- b. The Board discussed having Teller County Health Department treat the pond for mosquitoes.

4. OPERATIONS

- a. ORC Report: Mr. Willow presented the Operator's Report. The flushing will be done on June 24th. The Board discussed drought conditions and the wells. The Board discussed the POA water wagon and Director Hoel confirmed that it is functional and ready for fire season.
- 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. He commented that the best way to combat mosquitoes is to stock the pond with fish.

6. **ADJOURNMENT:** Director Coffman moved to adjourn the meeting at 6:30 p.m.; seconded by Director Hoel. Motion passed unanimously.

Respectfully Submitted,
WSDM District Managers

Rebecca Harris

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 19, 2024, REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman
Edith Coffman (Oct 11, 2024 16:57 MDT)

Edith Coffman

Elizabeth Douglass

Elizabeth Douglass (Oct 10, 2024 20:10 MDT)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Thoe

[Jennifer Thoe \(Oct 10, 2024 19:29 MDT\)](#)

Jennifer Thoe