



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

July 17, 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

**Also in attendance were:**

Rebecca Harris, WSDM District Managers  
Amber Hardekopf, WSDM District Managers  
Jason Downie, Susemihl, McDermot, and Downie, PC  
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: Director Lempecki moved to approve the Agenda as presented; seconded by Director Coffman. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from July 17, 2024: After review, Director Lempecki moved to approve the July 17, 2024 Minutes as amended, seconded by Director Thoe. Motion passed unanimously.

**2. FINANCIAL MATTERS**

- a. Review and consider acceptance of Presentation of 2023 Audited Financials: Ms. Harris provided a detailed review of the 2023 Audit performed by BiggsKofford. Mr. Downie will provide the legal representation letter that is required with the Audit. After review, Director Lempecki moved to approve the 2023 Audited Financials as presented; seconded by President Douglass. Motion passed unanimously.
- b. Review of Billing and Collection Status: Ms. Harris presented the billing and collection status.
- c. Review and Accept the June 30, 2024 Unaudited Financial Status: Ms. Harris presented the June 30, 2024 Unaudited Financial status. After review, Director Lempecki moved to accept the June 30, 2024 Unaudited Financial status; seconded by Director Thoe. Motion passed unanimously.
- d. Review and Approve the Payment of Claims: Ms. Harris presented the Payment of Claims. Ms. Harris will request the detail for the invoices and payment from legal counsel. After review, Director Lempecki moved to approve the Payment of Claims; seconded by Director Thoe. Motion passed unanimously.

- e. Discussion Status CD Investment Account: President Douglass reported that she and Director Lempecki signed up for the 9-month CD today with Vectra Bank. \$250,100 was deposited.

### **3. MANAGEMENT MATTERS:**

### **4. OPERATIONS**

- a. ORC Report: Ms. Harris presented the Operator's Report provided by Mr. Willow who was unable to attend the meeting. The Board discussed tall grass near the control buildings and the prairie dog issue. The Board authorized Mr. Willow to resolve the prairie dog issue by the Control Building, so long as its humane.
- 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. §24-6-402(4)(b), C.R.S. to receive legal advice concerning pipeline easement across 198 Kenwood Dr.: President Douglass moved to enter 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 Thoe. Motion passed unanimously at 6:05 p.m. President Douglass moved to exit Executive Session at 6:12 p.m.; seconded by Director Lempecki. Motion passed unanimously.

President Douglass moved to direct Mr. Downie to close out negotiations with 198 Kenwood Dr. and approve the \$3,000 payment for the easement along with WSDM obtaining a survey; seconded by Director Lempecki. Motion passed unanimously.

- 7. ADJOURNMENT:** Director Lempecki moved to adjourn the meeting at 6:15 p.m.; seconded by President Douglass. Motion passed unanimously.

Respectfully Submitted,  
WSDM District Managers

*Rebecca Harris*

By: Recording Secretary

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

*Edith Coffman*  
Edith Coffman (Oct 11, 2024 16:52 MDT)  
Edith Coffman



[Elizabeth Douglass \(Oct 10, 2024 20:10 MDT\)](#)

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Elizabeth Douglass

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Lanny Hoel

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Martin Lempecki



[Jennifer Thoe \(Oct 10, 2024 19:30 MDT\)](#)

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Jennifer Thoe