



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

September 18, 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 Thoe

Also in attendance were:

Rebecca Harris, WSDM District Managers
Amber Hardekopf, WSDM District Managers
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 Hoel. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from August 21, 2024: Director Coffman wanted to clarify the past due balance with Legal Counsels office. Ms. Harris confirmed she has not had the time to review this. After discussion Director Lempecki moved to approve the August 21, 2024 Minutes as written; seconded by Director Thoe. Motion passed with a vote 4 to 1, with Director Coffman against.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Ms. Harris presented the billing and collection status.
- b. Review and Accept the August 31, 2024 Unaudited Financial Status: Ms. Harris presented the August 31, 2024 Unaudited Financial status. After review, President Douglass moved to accept the August 31, 2024 Unaudited Financial status; seconded by Director Lempecki. Motion passed unanimously.
- c. Review and Approve the Payment of Claims: Ms. Harris presented the Payment of Claims. Director Coffman noted she would like to make sure Mr. Willow's invoice is still included in the packet. Ms. Harris confirmed she will make sure that is presented moving forward. After review, Director Coffman moved to approve the Payment of Claims; seconded by Director Lempecki. Motion passed unanimously.

3. MANAGEMENT MATTERS

- a. Discuss 481 Trout Haven Tap: Ms. Harris informed the board that the property owner requested the District cover costs for the fees associated with the Tap. After further discussion between Ms. Harris and Mr. Willow, Ms. Harris notified the District was not going to cover any costs as damages caused were by their excavator.

President Douglass inquired about the signs for advertising freezing. Ms. Harris confirmed it was an error in ordering and WSDM will be replacing them with proper metal signs.

4. OPERATIONS

- a. ORC Report: Mr. Willow presented the ORC Report.
- b. Water Loss Data Report: Ms. Harris presented the water loss data report and noted that the August water loss is at 33%, which is in line with us having a leak in the system.

5. PUBLIC COMMENT:

Mr. Winterer wanted to thank the Board and have a moment of silence for the passing of Mr. Rupp. The Board took a pause.

6. **ADJOURNMENT:** Director Lempecki moved to adjourn the meeting at 6:30 p.m., seconded by Director Coffman. The motion passed unanimously.

Respectfully Submitted,
WSDM District Managers

Rebecca Harris

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 18, 2024,
REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT
BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman
[Edith Coffman \(Oct 17, 2024 10:09 MDT\)](#)

Edith Coffman

Elizabeth Douglass
[Elizabeth Douglass \(Oct 17, 2024 10:55 MDT\)](#)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Thoe
[Jennifer Thoe \(Oct 17, 2024 10:05 MDT\)](#)

Jennifer Thoe