



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

October 16, 2024, at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Edith Coffman

Elizabeth Douglass

Lanny Hoel (excused absence)

Martin Lempecki

Jennifer Thoe

Also in attendance were:

Rebecca Harris, WSDM District Managers

Beth Diana, 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 President Douglass. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from September 18, 2024: Ms. Harris confirmed she corrected the language in the minutes that the Board did not waive tap fees. After discussion Director Lempecki moved to approve the September 18, 2024 Minutes as amended; seconded by Director Thoe. 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 September 30, 2024, Unaudited Financial Status: Ms. Harris presented the September 30, 2024, Unaudited Financial status. After review, President Douglass moved to accept the September 30, 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. President Douglass inquired about the legal counsel invoice and Ms. Harris clarified the amounts due for legal services performed not related to Trout Haven exclusions. President Douglass pointed out a specific line item cost on the invoices that was related to the exclusion process. Ms. Harris stated she would work with Mr. Downie and get that waived. After review, Director Lempecki moved to approve the Payment of Claims; seconded by Director Coffman. Motion passed unanimously.

- d. Review Draft 2025 Budget: Ms. Harris presented a detailed review of the 2025 proposed budget. After discussion the Board agreed they want to reduce the Capital Improvement Fee and leave the mill levy at the same rate.

3. MANAGEMENT MATTERS

- a. Discuss RFP Status for next year: Ms. Harris let the Board know we have a draft RFP that we will publish in January or February of next year to plan for spring construction.

4. OPERATIONS

- a. ORC Report: Mr. Willow presented the ORC Report.

The Board discussed the concerns with the water outage and the resident harassing the District and the Contractor. Ms. Harris informed the board she did have that conversation with the property owner, and if he continued to harass the District, the Board may take legal action.

- b. Water Loss Data Report: Ms. Harris presented the water loss data report and noted that the September water loss is at 7.19%.

5. PUBLIC COMMENT:

Mr. Winterer wanted to thank the Board and echoed the Boards discussion about the property owner who was harassing the contractor.

6. **ADJOURNMENT:** President Douglass moved to adjourn the meeting at 6:25 p.m., seconded by Director Lempecki. The motion passed unanimously.

Respectfully Submitted,
WSDM District Managers

Rebecca Harris

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 16, 2024, REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

Edith Coffman (Nov 14, 2024 16:28 MST)

Edith Coffman

Elizabeth Douglass

Elizabeth Douglass (Nov 21, 2024 21:02 MST)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Thoe
Jennifer Thoe (Nov 22, 2024 08:56 MST)

Jennifer Thoe