



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

Wednesday, March 19, 2025, at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Edith Coffman

Elizabeth Douglass

Lanny Hoel – Unexcused Absence

Martin Lempecki

Jennifer Thoe

Also in attendance were:

Rebecca Harris, WSDM District Managers

Lynn Willow, ORC

Elric Winterer, Resident

Adrea Guenther, 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: The Board reviewed the agenda and Director Coffman moved to approve the agenda as presented; seconded by Director Thoe. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from February 19, 2025: After discussion Director Lempecki moved to approve the Regular Board Meeting from February 19, 2025; seconded by Director Coffman. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Mrs. Harris presented the billing and collection status and shut-offs.
- b. Review and Accept the February 28, 2025, Unaudited Financial Status: Mrs. Harris presented the February 28, 2025, Unaudited Financial status. After review, Director Lempecki moved to accept the February 28, 2025, Unaudited Financial status; seconded by Director Thoe. Motion passed unanimously.
- c. Review and Approve the Payment of Claims through March 19th, 2025: Mrs. Harris presented the Payment of Claims. Mrs. Harris said WSDM will cover the late fee charges for the Capital One Credit Card, this will be a reimbursement to the district and she will investigate further on the past due balance from legal counsel. After review, Director Coffman moved to approve the Payment of Claims through March 19th, 2025, as amended; seconded by Director Lempecki. Motion passed unanimously.

3. MANAGEMENT MATTERS:

- a. Election Update: Mrs. Harris informed the board that their were only two self-nomination forms received for the two seats up for election and we are able to cancel the May 6, 2025 election.
- b. Review and adopt Resolution Cancelling the May 6, 2025 Election: Mrs. Harris presented the resolution. After board discussion Director Coffman moved to adopt the Resolution to Cancel the May 6, 2025 Election; seconded by President Douglass. Motion passed unanimously.

4. LEGAL MATTERS:

- a. Discuss status of Rupp Pond Water rights research: Mrs. Harris provided an update that legal counsel is still researching and pulling title commitment documents. As of right now it appears Pond No. 2 (Rupp Pond) the Metropolitan district owns the water rights too and legal is researching to determine maintenance responsibility.

Further discussion was had regarding Pond No. 1, recreation pond within the District Boundaries, and maintenance requirements. The existing Easement for Pond No. 1 requires the Property Owners Association (POA) to maintain the area and pond while the Metropolitan District owns the water in the pond.

Board directed Mrs. Harris to have legal counsel engaged to determine the definition of maintenance and at what point does the Metropolitan District get involved and to what degree to enforce maintenance. Board also directed. Mrs. Harris to coordinate with President Douglass and the POA Board President to discuss the maintenance needs.

5. OPERATIONS

- a. ORC Report: Mr. Willow presented the ORC report.
- b. Water Loss Data Report: Mrs. Harris Presented the water loss data report.

6. PUBLIC COMMENT:

Mr. Winterer expressed concern about the maintenance responsibilities for both ponds and highlighted that Pond No. 1 needs to be dredged.

Ms. Guenther expressed her concerns with Pond No. 1 ad the need for current overall maintenance needing to be done.

- 7. ADJOURNMENT:** Director Coffman moved to adjourn the meeting at 6:22 p.m., seconded by Director Thoe. The motion passed unanimously.

- a. THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR APRIL 16th, 2025, AT 5:30 PM

Respectfully Submitted,
WSDM District Managers

Rebecca Harris

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MARCH 19, 2025, REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

Edith Coffman (Apr 17, 2025 16:29 MDT)

Edith Coffman

Elizabeth Douglass

Elizabeth Douglass (Apr 16, 2025 19:33 MDT)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Thoe

Jennifer Thoe (Apr 19, 2025 12:46 MDT)

Jennifer Thoe