



**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
ARABIAN ACRES METROPOLITAN DISTRICT
Wednesday, April 16, 2025, at 5:30 P.M.
Via Telephone and Video Conference Call**

Pursuant to posted notice, the special meetings of the Board of Directors of the Arabian Acres Metropolitan District was held on April 16, 2025,, at 5:30 pm, via tele/videoconference: <https://video.cloudoffice.avaya.com/join/590205827>.

Attendance:

In attendance were Directors:

Elizabeth Douglass	President
Lanny Hoel	Secretary
Martin Lempecki	Treasurer
Edith Coffman	Assistant Secretary
Jennifer Thoe	Assistant Secretary

Also in attendance were:

Rebecca Harris	WSDM Managers
Amber Hardekopf	WSDM Managers
Jason Downie	Susemihl, McDermot, and Downie
Elric Winterer	Public

MINUTES

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Douglass called the meeting to order at 5:32 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 President Douglass added agenda item 5.a. to discuss Sanitation survey. Director Hoel moved to approve the agenda as amended; seconded by Director Lempecki. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from March 19, 2025: After discussion Director Lempecki moved to approve the Regular Board Meeting from March 19, 2025; seconded by Director Thoe. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Mrs. Hardekopf presented the billing, collection, status and shut-offs.
- b. Review and Accept the March 31, 2025, Unaudited Financial Status: Mrs. Harris presented the February 28, 2025, Unaudited Financial status. After review, Director Lempecki moved to accept the March 31, 2025, Unaudited Financial status; seconded by Director Coffman. Motion passed unanimously.
- c. Review and Approve the Payment of Claims through April 16th, 2025: Mrs. Harris presented the Payment of Claims, and added Invoice to KA Excavation of \$1,520. After review, Director



Lempecki moved to approve the Payment of Claims through April 16th, 2025, as amended; seconded by Director Coffman. Motion passed unanimously.

3. MANAGEMENT MATTERS:

Ms. Harris had no additional update to provide.

4. LEGAL MATTERS:

- a. Discuss the status of Pond 1 and Pond 2 water rights research: Board agreed to postpone discussion until after Public comment.

5. OPERATIONS

- a. ORC Report: Mr. Willow presented the ORC report. Board discussed the sanitation survey and violation status. Mr. Willow clarified that the violation notification is being sent out by the Consumer Confidence Report (CCR). Mr. Willow clarified the repairs to the vent pipe will be completed by June 6th.
- b. Water Loss Data Report: Mrs. Harris Presented the water loss data report.

6. PUBLIC COMMENT:

Mr. Winterer expressed appreciation for the Boards hard work.

Director Coffman brought up the discussion on the proposals for the Sildona main line project. After discussion Director Hoel motioned to approve K&A Excevation proposal for \$114,000; seconded by President Douglass. Motion passed unanimously.

Director Lempecki moved to approve Core & Main material proposal for \$14,474.95; seconded by Director Thoe. Motion passed unanimously.

7. EXECUTIVE SESSION

- a. Director Lempecki made a motion to enter into executive session at 6:14 pm per CRS 24-6-402(4)(b) to receive legal advice regarding Pond 1 and Pond 2 water rights; seconded by Director Coffman. Motion passed unanimously.

President Douglass moved to exit executive session at 7:14 pm per CRS 24-6-402(4)(b) to receive legal advice regarding Pond 1 and Pond 2 water rights; seconded by Director Lempecki. Motion passed unanimously.

- 8. ADJOURNMENT:** Director Coffman moved to adjourn the meeting at 7:15 p.m., seconded by Director Lempecki. The motion passed unanimously.

Rebecca Harris

Submitted by: Recording Secretary



THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 16, 2025, REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

[Edith Coffman \(May 22, 2025 09:03 MDT\)](#)

Edith Coffman

Elizabeth Douglass

[Elizabeth Douglass \(May 21, 2025 19:33 MDT\)](#)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Thoe

[Jennifer Thoe \(May 23, 2025 05:11 MDT\)](#)

Jennifer Thoe