



**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING  
ARABIAN ACRES METROPOLITAN DISTRICT  
Wednesday, May 21, 2025, at 5:30 P.M.  
Via Telephone and Video Conference Call**

Pursuant to posted notice, the regular meetings of the Board of Directors of the Arabian Acres Metropolitan District was held on May 21, 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
Eryn Adrian	Solitude Lake Management
Andrea Grunther	Member of the 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 Director Coffman moved to approve the agenda with the addition of 4. A. 151 Banner Trail Leak Adjustment; seconded by Director Hoel. Motion passed unanimously.
- d. Review and Consider appointment of Officer Positions: After discussion Director Lempecki moved to keep positions the same; seconded by Director Thoe. Motion passed unanimously.
- e. Consider Approval of Meeting Minutes from April 16, 2025: The Board director Ms. Harris to re-send the updated payables from last month meeting to reflect the change in payables. After the discussion, Director Lempecki moved to approve the Regular Board Meeting from March 19, 2025; seconded by President Douglass. Motion passed unanimously.

**2. REVIEW AND DISCUSS POND REPORT**

Ms. Adrian with Solitude Lake Management, provided a detailed report and update regarding District Pond #1 and the potential maintenance options to help clear sediment. After the discussion, the board agreed to move forward with the three-year plan for the treatment of TriMarine to clear the sediment buildup in the Pond. Director Coffman moved to accept the



proposal as presented by Ms. Adrian, subject to annual appropriations; seconded by Director Lempecki. Motion passed unanimously.

### **3. FINANCIAL MATTERS**

- a. Review of Billing and Collection Status: Ms. Harris presented the billing, collection, status and shut-offs.
- b. Review and Accept the April 30, 2025, Unaudited Financial Status: Mrs. Harris presented the April 30, 2025, Unaudited Financial status. After review, President Douglass moved to accept the April 30, 2025, Unaudited Financial status; seconded by Director Lempecki. Motion passed unanimously.
- c. Review and Approve the Payment of Claims through May 21, 2025: Mrs. Harris presented the Payment of Claims. Director Coffman inquired about the delayed invoice for MSI. Ms. Harris stated the invoice was missed in February payables, unsure why, however she will pay closer attention on these future payables. After review, Director Lempecki moved to approve the Payment of Claims through May 21<sup>th</sup>, 2025, as amended; seconded by Director Thoe. Motion passed unanimously.

### **4. MANAGEMENT MATTERS:**

- a. 151 Banner Trail Leak Adjustment Request: Ms. Harris presented the leak adjustment request for the Board. Mr. Whitehead presented his case for the Board. After a detailed discussion Director Coffman moved to approve an adjustment to Tier 2 rate; seconded by Director Lempecki. Motion passed unanimously.

### **5. LEGAL MATTERS:**

Director Coffman inquired about Pond 2. Ms. Harris confirmed there has been no activity or update with regards to Pond 2 land owners.

### **6. OPERATIONS**

- a. ORC Report: Mr. Willow presented the ORC report. Board the Pond 1 TriMarine treatment plan.
- b. Water Loss Data Report: Mrs. Harris Presented the water loss data report.

### **7. PUBLIC COMMENT:**

Ms. Grunther expressed her concern regarding the water leak at 151 Banner Trail, and inquired if there is a better system for residents to use to help alert them when there are potential leaks. Mr. Willow addressed the comment noting there are leak detection sensors, but they are designed to work when moisture is detected. This method doesn't help for a leak in a service line.

Ms. Grunther expressed her appreciation that the Board has approved to treat Pond 1.

### **8. ADJOURNMENT:** President Douglass moved to adjourn the meeting at 7:23 p.m., seconded by Director Coffman. The motion passed unanimously.



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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 21, 2025, REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

Edith Coffman (Jun 20, 2025 05:28 MDT)

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Edith Coffman

Elizabeth Douglass

Elizabeth Douglass (Jun 18, 2025 18:57 MDT)

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Elizabeth Douglass

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Lanny Hoel

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Martin Lempecki

Jennifer Thoe

Jennifer Thoe (Jun 20, 2025 09:04 MDT)

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Jennifer Thoe