



**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
ARABIAN ACRES METROPOLITAN DISTRICT
Wednesday, June 18, 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 June 18, 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
Lynn Willow	Water Operator
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 5:31 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: After discussion Director Coffman moved to approve the agenda with the addition of Executive session added after Public Comment to receive legal advice on Letter received from Mr. Smith regarding Pond 2; seconded by Director Lempecki. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from May 21, 2025: After the discussion, President Douglass moved to approve the Regular Board Meeting from May 21, 2025; seconded by Director Coffman. Motion passed unanimously.

2. REVIEW AND DISCUSS POND REPORT

Ms. Harris provided an update that the contract for the TryMarine service has not been executed as we are waiting to hear back from Solitude's Legal.

3. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Ms. Hardekopf presented the billing, collection, status and shut-offs. Ms. Harris informed the Board of a property owner that threatened WSDM office and Mr. Willow for receiving his notice. Since then the property owner has paid and no shut off occurred.



- b. Review and Accept the May 31, 2025, Unaudited Financial Status: Mrs. Harris presented the May 31, 2025, Unaudited Financial status. Ms. Harris will send the Board some CD rates with Eastern Colorado Bank. After review, Director Lempecki moved to accept the Unaudited Financial status as presented; seconded by Director Thoe. Motion passed unanimously.
- c. Review and Approve the Payment of Claims through June 18, 2025: Mrs. Harris presented the Payment of Claims. After review, Director Lempecki moved to approve the Payment of Claims through June 18, 2025, as presented; seconded by Director Coffman. Motion passed unanimously.

4. MANAGEMENT MATTERS:

No additional Management Matters.

5. LEGAL MATTERS:

No additional Legal matters.

6. OPERATIONS

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

7. PUBLIC COMMENT:

Ms. Grunther requested for clarification on Pond 1 Maintenance responsibility. After the discussion, Ms. Harris explained that per the Easement from 2003, the POA has the responsibility to maintain Pond 1 and the area around for Recreational use and purposes, while the Metropolitan District has the responsibility to maintain the water rights and access. She explained that the Metropolitan District does own the land and has property & liability insurance for our purpose; however, the POA is required by the recorded easement to hold their own insurance policy for the recreational use of the area. Ms. Harris encouraged that the property owners of the POA attend their next meeting to express their concerns about the Recreation maintenance.

8. EXECUTIVE SESSION:

President Douglass moved to enter into executive session at 6:32 p.m. per C.R.S. §24-6-402(4)b to receive legal advice regarding Mr. Smith's letter regarding Pond 2; Director Lempecki seconded. The motion passed unanimously.

President Douglass moved to exit the executive session at 6:55 p.m. per C.R.S. §24-6-402(4)b to receive legal advice regarding Mr. Smith's letter regarding Pond 2; Director Coffman seconded. The motion passed unanimously.

- 9. ADJOURNMENT:** President Douglass moved to adjourn the meeting at 6:56 p.m., seconded by Director Hoel. The motion passed unanimously.



Rebecca Harris

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 18, 2025, REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

[Edith Coffman \(Jul 16, 2025 19:30 MDT\)](#)

Edith Coffman

Elizabeth Douglass

[Elizabeth Douglass \(Jul 16, 2025 19:46 MDT\)](#)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Thoe

[Jennifer Thoe \(Jul 17, 2025 19:28 MDT\)](#)

Jennifer Thoe