



**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
ARABIAN ACRES METROPOLITAN DISTRICT
Wednesday, August 20, 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 August 20, 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
Michael Smith	Member of the Public
Elric Winterer	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; seconded by Director Lempecki. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from July 16, 2025: After the discussion, President Douglass moved to approve the Regular Board Meeting from July 16, 2025; seconded by Director Lempecki. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Ms. Hardekopf presented the billing, collection, status and shut-offs. No shut offs occurred.
- b. Review and Accept the July 31, 2025, Unaudited Financial Status: Mrs. Harris presented the July 31, 2025, Unaudited Financial status. 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 August 20, 2025: Mrs. Harris presented the Payment of Claims. After review, Director Lempecki moved to approve the Payment of



Claims through August 20, 2025, as presented; seconded by Director Coffman. Motion passed unanimously.

- d. Discuss CD investment options: Ms. Harris presented the Vectra and ECB interest rate options for the CD's. This project is to focus on Daniwood but will also be lowering Donzi from Banner to Silbani. Mr. Willow would like to get more measurements before giving an estimated number for the cost. President Douglas moved to open 9-month CD with Vectra; seconded by Director Coffman. Motion passed unanimously.

3. REVIEW ANND DISCUSS POND #2 DAM

Mr. Smith presented the 2 estimates from RESPEC. The engineering services are required for the State due to the dam's rating. Ms. Harris will contact legal for an executive session for September's meeting.

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:

Mr. Winterer commented that he does not agree with the draining of the pond, but he does agree we need to get legal advice on the impact for water augmentation.

- 8. ADJOURNMENT:** President Douglass moved to adjourn the meeting at 6:45 p.m., seconded by Director Coffman. The motion passed unanimously.



Rebecca Harris

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 20, 2025, REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

Edith Coffman (Sep 22, 2025 16:54:50 MDT)

Edith Coffman

Elizabeth Douglass

Elizabeth Douglass (Sep 22, 2025 16:51:58 MDT)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Thoe

Jennifer Thoe (Sep 22, 2025 18:10:56 MDT)

Jennifer Thoe