



**MINUTES OF THE BOARD OF DIRECTORS SPECIAL MEETING
ARABIAN ACRES METROPOLITAN DISTRICT
Monday, August 4, 2025, at 12:00 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 August 4, 2025, at 12:00 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
Lynn Willow	Water Operator
Amber Hardekopf	WSDM Managers

MINUTES

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Douglass called the meeting to order at 12:02 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 Lempcki moved to approve the agenda; seconded by Director Thoe. Motion passed unanimously.

2. DISCUSS WATER LEAK FOR JULY 25TH AND JULY 26TH

- a. Discuss and consider approval of the notification system: After a detailed discussion, the Board agreed the notification process will be as follows. A flyer informing residents of the new process will go out with August billing.
Policy: In the event of an emergency water service outage. A notice will be posted on the District website with the emergency after-hours numbers. The notice will be visible at the top of every page on the website. The notice will include date and time stamp. All homeowners will be directed to the website to receive the most up-to-date information on the outage. If a posting is missing the homeowner will call the Management office at 719-447-1777 during normal business hours, or 719-447-4840 outside of business hours.
- b. Discuss and consider approval of water reimbursement: After detailed discussion the board agreed to adopt the following Reimbursement policy. The Board agreed collateral damage is not a reimbursable cost as homeowners are responsible for insuring their mechanical devices.



Policy: In the event of a district-caused water outage lasting longer than 24 consecutive hours, residents may turn in copies of receipts for purchased water only, and their accounts will be credited the matching amount.

3. PUBLIC COMMENT:

There was no Public Comment.

4. ADJOURNMENT: President Douglass moved to adjourn the meeting at 12:53 p.m., seconded by Director Coffman. The motion passed unanimously.

5.

Rebecca Harris

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 4, 2025, SPECIAL MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

Edith Coffman (Aug 23, 2025 05:12:09 MDT)

Edith Coffman

Edm

Elizabeth Douglass (Aug 21, 2025 17:26:11 MDT)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Thoe

Jennifer Thoe (Aug 21, 2025 10:05:35 MDT)

Jennifer Thoe