



**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
ARABIAN ACRES METROPOLITAN DISTRICT
Wednesday, September 17, 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 September 17, 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
Elric Winterer	Member of the Public
Jason Downie	Susemihl, McDermot, & Downie, P.C.

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 Lempecki moved to approve the agenda as amended to add item 2.d. Update on CD investment, and item 3.b. POA Fire Cart Request; seconded by Director Hoel. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from August 20, 2025: After the discussion, Director Lempecki moved to approve the Regular Board Meeting from August 20, 2025; seconded by President Douglass. 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 August 31, 2025, Unaudited Financial Status: Mrs. Harris presented the August 31, 2025, Unaudited Financial status. After review, President Douglass moved to accept the Unaudited Financial status as presented; seconded by Director Lempecki. Motion passed unanimously.
- c. Review and Approve the Payment of Claims through September 17, 2025: Mrs. Harris presented the Payment of Claims. After review, Director Lempecki moved to approve the



Payment of Claims through September 17, 2025, as presented; seconded by Director Coffman. Motion passed unanimously.

- d. Discuss CD investment: President Douglass provided an update that the board is going to earn 4% on a 9 month and 1 day CD with Vectra. She has coordinate with WSDMs office to have view access to the account. After discussion President Douglass moved to approve issuing a \$400 check to open a checking account with Vectra; seconded by Director Lempecki. Motion passed unanimously.

3. MANAGEMENT MATTERS:

- a. Update on TriMarine treatment for Pond #1: Ms. Harris provided an update that treatment has started. She is hoping to get a report from Solitude Lake Management on progress as they have indicated there is already a visual change.
- b. POA Fire cart request: Ms. Harris presented a request on behalf of the POA to store their fire cart by the shed on Metropolitan District property. After discussion the board directed Ms. Harris to follow up with the POA to get clarification on insurance coverage, maintenance, who is allowed access to the cart, and that it not damage the seeding the Metropolitan District performed.
- c. The Board discussed a dead tree located on this same site. After discussion the board authorized WSDMs office to contact a licensed arborist to cut down the tree.

4. LEGAL MATTERS:

- a. Discuss Pond #2 and Dam: This discussion was moved to executive session to receive legal advice on augmentation rights.

5. OPERATIONS

- a. ORC Report: Mr. Willow presented the ORC report.
- b. Water Loss Data Report: Mrs. Harris will send out the report later this week.

6. PUBLIC COMMENT:

Mr. Winterer commented that he will be sending the contact information for a resident that can cut own the dead tree as discussed earlier.

7. EXECUTIVE SESSION:

- a. President Douglass moved to enter into executive session at 6:22 pm per §24-6-402(4)(b), C.R.S. to receive legal advice surrounding augmentation rights to Pond #2 and easement responsibilities to maintain the Dam; seconded by Director Lempecki. Motion passed unanimously.
- b. Director Coffman moved to exit executive session at 7:14 pm per §24-6-402(4)(b), C.R.S. to receive legal advice surrounding augmentation rights to Pond #2 and easement responsibilities to maintain the Dam; seconded by Director Lempecki. Motion passed unanimously.

- 8. ADJOURNMENT:** President Douglass moved to adjourn the meeting at 7:14 p.m., seconded by Director Lempecki. The motion passed unanimously.



Rebecca Harris

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 17, 2025, REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

Edith Coffman (Oct 15, 2025 19:04:45 MDT)

Edith Coffman

Elizabeth Douglass

Elizabeth Douglass (Oct 15, 2025 19:01:58 MDT)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Martin Lempecki (Oct 19, 2025 20:19:26 MDT)

Martin Lempecki

Jennifer Thoe

Jennifer Thoe (Oct 18, 2025 09:57:05 MDT)

Jennifer Thoe