

**MINUTES OF THE BOARD OF DIRECTORS SPECIAL MEETING
ARABIAN ACRES METROPOLITAN DISTRICT**

December 16, 2016: 12:00 P.M. at

McGinty's Wood Oven Pub, 1115 US 24, Divide, CO

ATTENDEES

Directors present: Calvin McBride, Director
 Rebecca Seaman, Secretary (VIA PHONE)
 Betty Williams, Treasurer
 Elric Winterer, President

Others present: Judy Bertrand, Metropolitan District Mgmt (VIA PHONE)
 Lynn Willow, AAMD Water ORC

Linda Aanestad, Realtor for Seller
Marilyn Callan, Homeowner
Edith Coffman, Homeowner
Bryan Johnson, Trout Haven

**ADMINISTRATIVE
MATTERS**

Attendance and Agenda: President Winterer called the meeting to order at 12:05 p.m. and a quorum was noted. There were no modifications to the Agenda.

Disclosure of Conflicts of Interest: The Board had previously been informed of the Colorado Revised Statutes to disclose potential conflicts of interest to the Board of Directors and Secretary of State. There were no conflicts.

Fortin 35 Acre Parcel: The Board reviewed the letter from Attorney Jason Downie to the Board of Directors on December 8, 2016 regarding the Fortin property.

Treasurer Williams stated she was in agreement with the terms; as was Director McBride.

Secretary Seaman stated she felt it would protect us in the future as she was concerned as to the request from the potential buyer. She felt the Board had been deceived by not being told about (what she perceived to be) a guest house vs a barn on the property and the Owner's failure to state that a portion of the property was in a Special District when applying for the well permit. The Realtor stated that Black Mountain had completed the Well application; but the Manager noted it was signed by Mr. Fortin.

The Manager informed the Realtor that the County Assessor had contacted her regarding a building on the property. The Realtor stated she had already spoken with the Assessor.

The Manager also stated that the buyer or seller should pay AAMD's attorney fees as they would not have been incurred had it not been for the transfer of property.

Treasurer Williams made a Motion to approve Jason Downie's letter to the Buyer's attorney contingent upon the buyer or seller paying the legal fees associated with this transaction. Director McBride seconded said Motion and it was unanimously approved.

FINANCIAL MATTERS

Claims: Director McBride made a Motion to approve the claims and sign the checks; with Treasurer Williams seconding said Motion. The claims were unanimously approved and signed.

ADJOURNMENT

Director McBride made a Motion to adjourn the meeting at 12:19 p.m. with Treasurer Williams seconding. The meeting was unanimously adjourned.

The next regular meeting is scheduled for January 18, 2017 at 6:00 p.m. at Denny's; 100 Morning Sun Drive, Woodland Park, Colorado.

Respectfully submitted,
Judy Bertrand, District Manager: Secretary

THESE MINUTES APPROVED AS THE OFFICIAL DECEMBER 16, 2016 MINUTES OF ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS.

(Signed copy in possession of the District Manager)

Kalvin McBride, Director

Rebecca Seaman, Secretary

Betty Williams, Treasurer

Robert (Elric) Winterer, President