

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

January 17, 2018: 5:30 P.M. at

Southern Lilly, 727 Gold Hill Place, Woodland Park, Colorado

ATTENDEES

Directors present: Calvin McBride, Director
 Jennifer McDowell, Director
 Rebecca Seaman, Secretary
 Betty Williams, Treasurer
 Robert "Elric" Winterer, President

Others present: Judy Bertrand, Metropolitan District Management
 Lynn Willow, AAMD Water ORC

Members of the Public: See attached list

**ADMINISTRATIVE
MATTERS**

Attendance and Agenda: President Winterer called the meeting to order at 5:30 p.m. and a quorum was noted.

Secretary Seaman made a Motion to accept the modified Agenda (moving the Executive Session to the end of the meeting); with Treasurer Williams seconded said Motion. The Agenda was unanimously approved.

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.

Minutes: The Board was provided with the Minutes from December 20, 2017. Treasurer Williams made a Motion to approve, with Secretary Seaman seconding said Motion. The Minutes were unanimously approved.

OPERATORS REPORT

Mr. Willow stated he had complaints of a chlorine smell from a couple of customers. The Board discussed that Marilyn Callan had posted on NextDoor telling people not to smell the water and various other uninformed comments. Mr. Willow stated that the chlorine level was fine and that due to the tank circulator and warmer temperatures, it effects how much chlorine is put in.

Mr. Willow said that he and the Engineer had determined that around 90% of the leaks are service line breaks to the homes. Only 3 leaks out of 25-30 are main line. He again mentioned that the biggest issue for usage is a leaky toilet.

President Winterer requested that Mr. Willow verify that there was no usage on the property whose water was shut off.

MANAGER'S REPORT

Annual Administrative Resolution: The Manager presented the Annual Administrative Resolution. Director McDowell made a Motion to adopt the Resolution, with Director McBride seconding. It was unanimously approved and signed.

Park State Bank: Still has 3 outstanding checks.

Christina Ellis: The Manager presented a letter from the Board to Ms. Ellis informing her that the District was still unable to connect her to AAMD. Director McBride made a Motion to approve sending her the letter; with Director McDowell seconding said Motion. The Motion was unanimously approved, and the letter will be sent.

Impact to Gallagher Rate Decrease: The Manager presented an analysis showing the impact if the Gallagher rate is lowered to 6.11% in 2019. Ms. Bertrand stated the District could lose around \$20,000 to \$25,000 annually in property tax revenue if this passes. As the District does not receive enough property taxes to pay the debt currently, this could affect future revenue. The bond payment for 2018 is \$123,000 and property tax revenue is expected to be \$92,619. SDA is lobbying to keep this from passing.

Parliamentary Procedures: The Manager provided the chart from SDA.

Capital Improvement Plan: The Manager stated that the Engineer is having trouble getting a complete listing of all properties. Ms. Bertrand stated she would contact Robert Campbell at Teller County to see if he could provide assistance.

FINANCIAL REPORT

Claims: The Manager presented the claims for payment. President Winterer asked about IREA payments. The Manager stated they are paid online and not reflected on this check detail. She will provide going forward. Secretary Seaman made a Motion to approve; with Director McBride seconding. The claims were unanimously approved.

Financial Reports: The Manager presented the Balance Sheet (Statement of Net Position) and the Income Statement (Statement of Revenue, Expenses and Net Position). Ms. Bertrand noted that year end journals would be performed in the next month. Secretary Seaman made a Motion to accept the unaudited financials; with Treasurer Williams seconding said Motion. The Financial Reports were unanimously accepted.

Debt & ColoTrust Spreadsheet: The Manager presented the remaining amount of debt payments for the year; along with the detail behind the funds available in ColoTrust.

NEW BUSINESS

N/A

Executive Session: CRS 24-6-402(4)(e). Discussion regarding Ken Rupp and Reservoir #2.

Director McDowell made a Motion to move into Executive Session per CRS 24-6-402(4)(e) regarding Ken Rupp and Reservoir #2. Director McBride seconded said Motion. It was unanimously approved and members of the public left. The Session lasted approximately 10 minutes and was recorded.

Secretary Seaman made a Motion to adjourn the Executive Session and move back into Open Session, with Secretary Williams seconding. It was unanimously approved, and the Open Meeting resumed.

Ken Rupp & Reservoir #2:

The Manager provided the Board with a letter prepared by Jason Downie requesting a permanent code to the gate blocking AAMD's easement to Reservoir #2. Treasurer Williams made a Motion to authorize sending the letter to Mr. Rupp; with Director McBride seconding said Motion. It was unanimously approved, and the Manager will authorize the attorney to send.

The ORC stated that he heard that Mr. Rupp is selling 7 35-acre parcels. There was discussion as to whether, after 15 years of not releasing any water from Reservoir #2, whether Mr. Rupp wanted District water to assist with the augmentation for these properties.

PUBLIC COMMENT

Ken Springer asked if the AmCoBi water invoices could be changed. The Board stated that it was unlikely as they use a template for all their invoices. Specifically, he wanted the website posted under the address; for indentation of the address; for a legend on the bill; and to identify the months on the graphs better. The Board suggested that he contact AmCoBi.

ADJOURNMENT

Director McBride made a Motion to adjourn the meeting at 6:44 p.m. with Treasurer Williams seconding said Motion. The meeting was adjourned.

The next Regular meeting is scheduled for **Wednesday, February 21, 2018** at 5:30 p.m. at **Southern Lilly, 727 Gold Hill Place, Woodland Park, Colorado.**

Respectfully submitted,
Judy Bertrand, District Manager: Secretary

THESE MINUTES APPROVED AS THE OFFICIAL JANUARY 17, 2018 MINUTES OF ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS.

(Signed copy in possession of the District Manager)

Kalvin McBride, Director

Jennifer McDowell, Director

Rebecca Seaman, Secretary

Betty Williams, Treasurer

Robert (Eric) Winterer, President