

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

June 21, 2017: 5:30 P.M. at

Shining Mountain Golf Course, 100 Shining Mountain Lane, Woodland Park, CO

ATTENDEES

Directors present: Calvin McBride, Director
 Jennifer McDowell, Director
 Rebecca Seaman, Secretary
 Betty Williams, Treasurer
 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 5:31 p.m. and a quorum was noted.

Secretary Seaman made a Motion to accept the Agenda, with Director McDowell seconding 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 May 17, 2017. Treasurer Williams made a Motion to approve; with Director McBride seconding said Motion. The Minutes were unanimously approved.

Sensus vs. Badger Meters: Secretary Seaman asked Mr. Willow if existing meters were being replaced with Sensus and he responded that they were. He stated that Sensus was superior to Badger as it had no moving parts and was warrantied for 20 years. Mr. Willow stated that Badger meters only had a 10-year warranty and had moving parts. He stated the Sensus price was \$10-\$15 more than Badger. The ORC stated the cost for the radios for each was \$250 per unit. Mr. Willow stated that he had contacted National Meter to obtain a bid for 146 meters, but had not heard back from them as yet.

The Board requested that the ORC obtain estimates of the cost to replace all Sensus meters with Badger meters. Mr. Willow stated that about 50% of the Sensus meters are the older SR25 meters and that the new Sensus meters are IPearls. He said that they would need to be replaced with the IPearls if the District installed radio reading capability.

Secretary Seaman asked how many meters were under the homes. Mr. Willow said any pre-fab homes would have them under the home in a crawl space.

President Winterer said the meters had a 5-year warranty and many have exceeded their life and may not provide an accurate reading.

Secretary Seaman asked Mr. Willow what the cost would be to move the meters on the manufactured homes to the side of the house. Mr. Willow stated the homeowners would have to give permission to move them. Mr. Willow stated that approximately 70-80% of the meters are under the homes.

Treasurer Williams said we don't have enough information yet to make a decision but since the majority were Sensus that we should perhaps continue with them.

Director McBride stated we would not have to replace all Sensus meters. Mr. Willow said those installed from 2007-2014 have moving parts and are not the quality of the new IPearls. Director McBride asked the ORC to determine the total number of meters that need to be replaced. Mr. Willow stated that all new homes have pits, but that is only 4-5 homes.

Mr. Willow is awaiting a response from John Watson at National Meter and will email the Board when he receives a bid. Secretary Seaman wants to discuss this at the next meeting and determine what the cost to replace Badger with Sensus will be.

The Board asked the ORC to find out from a plumber what the cost would be to move the meters from under the house to the side of the house.

The ORC provided the report "Sensus Meters vs. Badger Meters" that showed the cost of Sensus meters, transmitters, laptop and software at \$71,000. He stated the cost for excavation and installation would be the same for either meter at \$194,180; for a total cost to the District of \$265,180.

The Manager reminded the Board that Clay Brown and Adam Summers would be attending the next meeting. She mentioned that this discussion might be premature as the Board has yet to hear from the Engineer as to what our priorities should be.

OPERATORS REPORT

Mr. Willow stated Well #3 is still off and not needed. He said Bryan Johnson with Trout Haven has done a good job with water utilization this year. The ORC noted that Treetop had completed the fire mitigation and he was on the schedule to get the prairie dog extermination performed.

Director McDowell is working with the ORC on the O&M Manual.

Mr. Willow stated that the fire department would not use cisterns and that the District does not have a fire rating. A rating of 10 is the best and AAMD has 0 as the District does not have a fire hydrant that can pass the test. The ORC stated that the developer

should have installed 6 inch lines. President Winterer stated that in order to have functioning fire hydrants we would need to replace the main lines; which are now at only 2 inches.

Treasurer Williams asked if Adam Fielder is still working with the ORC. Mr. Willow stated that he is working about 2-3 hours per month and did assist with exercising the hydrants but that he is not available that often.

Secretary Seaman stated she is still in favor of reading meters monthly. She recommended that the ORC clean up around the building and move debris to the dumpster during clean-up day.

MANAGER'S REPORT

The Manager provided a copy of the AquaWorks contract for board review.

Ms. Bertrand stated that the 2016 audit was complete, but needed to be reviewed by John Cutler.

The Manager requested authorization to transfer \$16,000 from Key Bank lockbox to Park State Bank for payment of the claims. Secretary Seaman made a Motion to authorize the transfer; with Director McBride seconding said Motion. The transfers were unanimously approved.

FINANCIAL REPORT

Claims: The Manager presented the claims and Treasurer Williams made a Motion to approve; with Secretary Seaman 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). Director McBride 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.

PUBLIC COMMENT

N/A

ADJOURNMENT

Secretary Seaman made a Motion to adjourn the meeting at 6:57 p.m. with Treasurer Williams seconding said Motion. The meeting was adjourned.

The next Regular meeting is scheduled for July 19, 2017 at 5:30 p.m. at Shining Mountain Golf Course, 100 Shining Mountain Lane, Woodland Park, Colorado.

Respectfully submitted,
Judy Bertrand, District Manager: Secretary

THESE MINUTES APPROVED AS THE OFFICIAL JUNE 21, 2017 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 (Elric) Winterer, President