



REGULAR BOARD MEETING AGENDA AND NOTICE

WEDNESDAY, MARCH 15, 2023

5:30 PM

Please join my meeting from your computer, tablet, or smartphone.

<https://video.cloudoffice.avaya.com/join/590205827>

You can also dial in using your phone.

United States: +1 (213) 463-4500

Access Code: 590-205-827

Board of Director	Title	Term
Edith Coffman	President	May 2023
Lanny Hoel	Treasurer	May 2023
Elizabeth Douglass	Secretary	May 2023
Martin Lempecki	Assistant Secretary	May 2025
Jennifer Shepard	Assistant Secretary	May 2025

NOTICE IS HEREBY GIVEN that a Meeting of the Board of Directors of ARABIAN ACRES METROPOLITAN DISTRICT, Teller County, Colorado has been scheduled pursuant to emergency rules and regulations for Wednesday, March 15, 2023, at 5:30 p.m. via tele/videoconference for the purpose of addressing those matters in the Agenda set forth below.

Management Team

Lynn Willow, ORC

Rebecca Harris, WSDM – District Managers

1) ADMINISTRATIVE MATTERS

- a) Call to Order & Declaration of Quorum
- b) Confirm any Potential Conflicts of Interest
- c) Discussion and Approval of the Agenda
- d) Consider Approval of Meeting Minutes from January 18, 2023 (enclosed)

2) FINANCIAL MATTERS

- a) Review of Billing and Collection Status
- b) Review and accept the February 28, 2023, Unaudited Financial Status (enclosed)
- c) Review and Approve the Payment of Claims (enclosed)
- d) Discuss Credit Card for Lynn

3) MANAGEMENT MATTERS

- a) Discuss drainage for Control Buildings
- b) Review and Approve Amendment 2023-03-15 to Rules and Regulations (enclosed)
- c) Discuss Frozen Lines and Thawing process
- d) Public Hearing on Petitions for Exclusions
 - i) Review and Consider approval of Order for Exclusion Of Certain Real Property: 146 Uintah Vale Dr (enclosed)
 - ii) Review and Consider approval of Order for Exclusion Of Certain Real Property: 121 Uintah Vale Dr (enclosed)

4) LEGAL MATTERS

- a) Review and adopt Resolution Cancelling the Election (enclosed)

5) OPERATIONS

- a) ORC Report

6) PUBLIC COMMENT

Comments will be limited to 3 minutes. Please remain respectful of the Board of Directors as well as of your fellow residents.

7) ADJOURNMENT

THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR WEDNESDAY, APRIL 19, 2023, AT 5:30 PM.





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

January 18, 2023, at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Edith Coffman

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Shepard (Excused)

Also in attendance were:

Rebecca Harris, WSDM

Lynn Willow, ORC

Elric Thurstonsen, Resident

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:30 PM and confirmed a quorum with Director Shepard excused.
- b. Confirm any Potential Conflicts of Interest: The Directors each confirmed there were no potential conflicts of interest.
- c. Discussion and Approval of the Agenda: Director Douglass moved to approve the Agenda as presented; seconded by Director Lempecki. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from December 21, 2022: After review, Director Lempecki moved to approve the Meeting Minutes from December 21, 2022 as presented; seconded by Director Douglass. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Ms. Harris presented the Billing and Collection status.
- b. Review and accept the December 31, 2022, Unaudited Financial Status: Ms. Harris presented the December 31, 2022, Unaudited Financial Status. After review, Director Douglass moved to accept the December 31, 2022, Unaudited Financial Status; seconded by Director Lempecki. Motion passed unanimously.
- c. Review and Approve the Payment of Claims: Ms. Harris presented the Payment of Claims. She clarified there are four invoices for High Tide throughout the year, and they made the correction to the billing name on the invoice and will consolidate the invoices into one moving forward. Ms. Harris noted the new consolidated High Tide invoice amount is \$2,130. Ms. Harris added an invoice for \$4,814.13 for legal services for exclusions that includes the \$916 that was waived by Mr. Downie. She confirmed the \$4,814.13 was collected by exclusion fees. Director Lempecki moved to approve the High Tide invoice for \$2,130; seconded by Director Douglass. Motion passed unanimously. Director Douglass moved to approve the invoice for legal services in the amount of \$4,814.13; seconded by Director Lempecki. Motion passed unanimously.

Director Douglass moved to approve the Payment of Claims; seconded by Director Lempecki. Motion passed unanimously.

- d. Review Petition for Exclusion Revenue Versus Expense: There was no additional discussion.

3. MANAGEMENT MATTERS

- a. Discuss Amendment to Rules and Regulations: Ms. Harris discussed the proposed amendment to the Rules and Regulations regarding water tap requests and installation timeline. The amendment would allow the ORC to determine when the appropriate timeline is to install the water tap during winter months. Mr. Willow recommended that no taps be installed between October 15 – May 1 with flexibility at the ORC's discretion. Mr. Willow explained the risks associated with exposing the main line to winter temperatures. The Board discussed that the fee structure follows the most current adopted Resolution Regarding Fees, and requested the Rules and Regulations be modified to reflect that. Ms. Harris will present the Amendment to the Board for approval at the next meeting.
- b. Public Hearing on Petitions for Exclusions – None Scheduled: Ms. Harris reported that two petitions will be heard in March.

4. LEGAL MATTERS: There was no discussion.

5. OPERATIONS

- a. ORC Report: Mr. Willow presented the Operator's Report. Mr. Thurstonsen commented that he found no indication of freezing and the water came back on once the water was turned back on at the meter.
- b. Leak Data Report: There was no discussion.

6. PUBLIC COMMENT: Mr. Thurstonsen thanked everyone for what they have done and thanked Mr. Willow for his quick response to his water issue.

7. ADJOURNMENT: Director Lempecki moved to adjourn the meeting at 6:30 PM; seconded by Director Douglass. Motion passed unanimously.

THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR WEDNESDAY, FEBRUARY 15, 2023, AT 5:30 PM.

Respectfully Submitted,
WSDM District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 18, 2023, REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Shepard



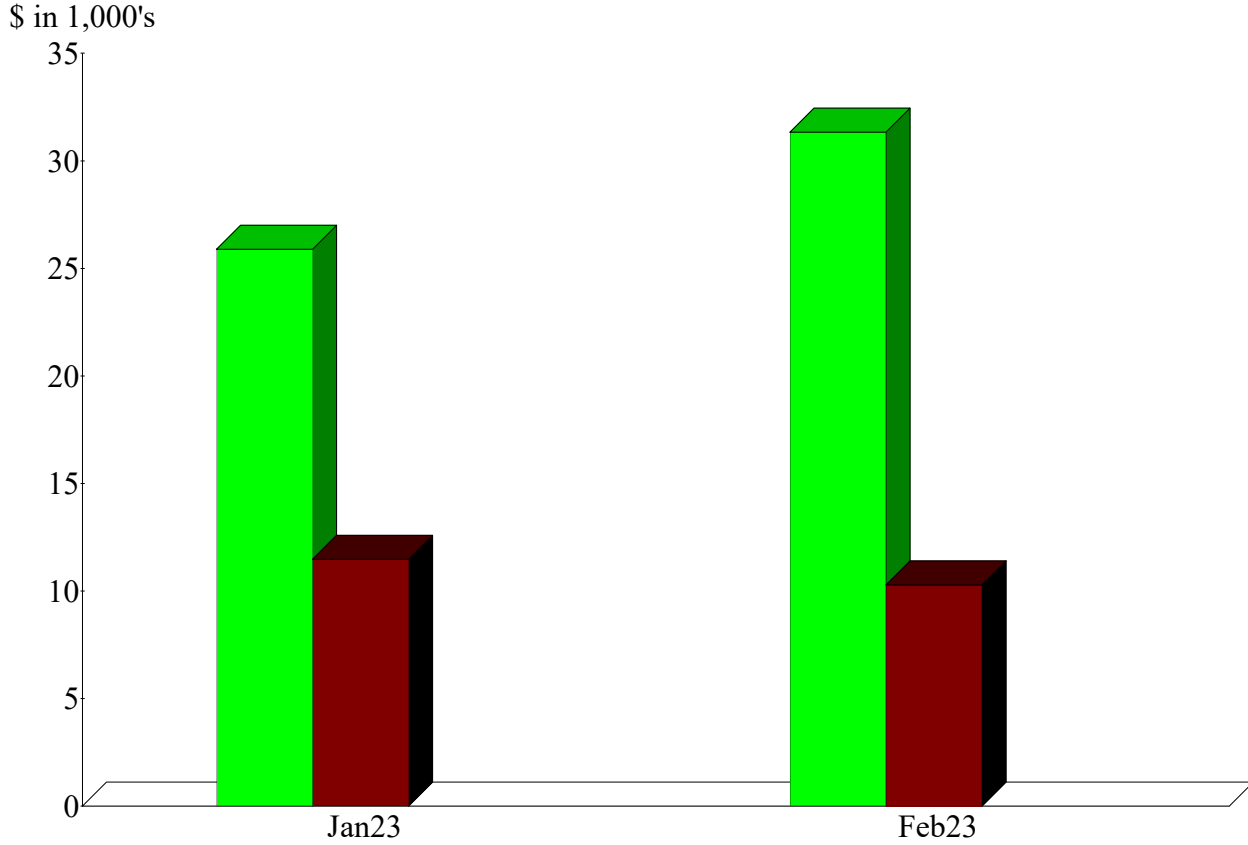
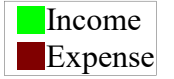
Arabian Acres Metropolitan District
Balance Sheet
As of February 28, 2023

	<u>Feb 28, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	501,675.43
2-1000 · COLOTRUST 4001	86,110.14
2-1020 · COLOTRUST Reserve 8002	32,788.83
3-1000 · COLOTRUST-Capital Reserve 8003	<u>243,506.96</u>
Total Checking/Savings	864,081.36
Accounts Receivable	
1-1200 · Accounts Receivable	<u>11,313.15</u>
Total Accounts Receivable	11,313.15
Other Current Assets	
1-1300 · Property Tax Receivable	<u>134,575.06</u>
Total Other Current Assets	<u>134,575.06</u>
Total Current Assets	1,009,969.57
Fixed Assets	
1-1850 · Construction in Progress	<u>2,515,552.23</u>
Total Fixed Assets	2,515,552.23
Other Assets	
3-1500 · Capital Assets	1,263,742.90
3-1520 · Equipment	702,640.55
3-1540 · Land	101,000.00
3-1560 · Water Rights	172,588.00
3-1590 · Accumulated Depreciation	<u>-563,876.00</u>
Total Other Assets	<u>1,676,095.45</u>
TOTAL ASSETS	<u><u>5,201,617.25</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1-2000 · Accounts Payable	<u>9,122.81</u>
Total Accounts Payable	9,122.81
Other Current Liabilities	
1-2020 · Accrued Interest	7,427.30
2-2200 · Deferred Revenue-Property Taxes	<u>134,575.06</u>
Total Other Current Liabilities	<u>142,002.36</u>
Total Current Liabilities	151,125.17
Long Term Liabilities	
DWRP 1.5 Million Loan	1,045,190.03
2-2400 · 2007 Bonds Payable	895,000.00
2-2440 · Natural Rural Water	25,794.32
3-4090 · CWCB Meter Loan 400K	<u>174,653.81</u>
Total Long Term Liabilities	<u>2,140,638.16</u>
Total Liabilities	2,291,763.33
Equity	
30000 · Opening Balance Equity	215,933.51
32000 · Retained Earnings	2,658,458.28
Net Income	<u>35,462.13</u>
Total Equity	<u>2,909,853.92</u>
TOTAL LIABILITIES & EQUITY	<u><u>5,201,617.25</u></u>

Arabian Acres Metropolitan District Profit & Loss Budget vs. Actual January through February 2023

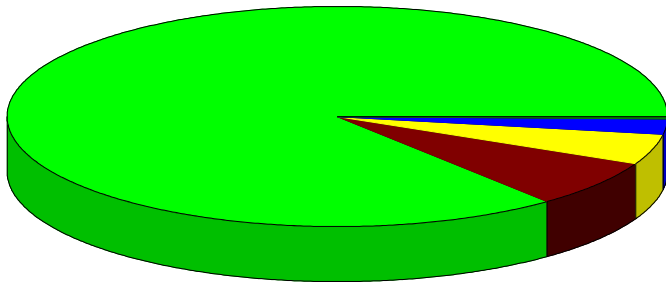
	TOTAL					
	Jan 23	Feb 23	Jan - Feb 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
1-4000 · Capital Improvement Fees	10,493.41	9,652.83	20,146.24	106,000.00	-85,853.76	19.01%
1-4030 · Late Fee Revenue	180.00	260.53	440.53			
1-4050 · Water Service Fee	9,819.79	9,267.19	19,086.98	100,000.00	-80,913.02	19.09%
1-4080 · Water Usage	4,026.84	5,502.04	9,528.88	90,000.00	-80,471.12	10.59%
2-4400 · Property Tax Revenue	0.00	4,069.82	4,069.82	138,644.88	-134,575.06	2.94%
2-4450 · Specific Ownership Tax	0.00	1,281.51	1,281.51	9,705.14	-8,423.63	13.2%
2-4460 · Restitution	16.77	16.77	33.54			
Total Income	24,536.81	30,050.69	54,587.50	444,350.02	-389,762.52	12.29%
Gross Profit	24,536.81	30,050.69	54,587.50	444,350.02	-389,762.52	12.29%
Expense						
1-6110 · Audit	0.00	0.00	0.00	8,225.00	-8,225.00	0.0%
1-6020 · Bank Service Charges	0.00	14.00	14.00	100.00	-86.00	14.0%
1-6120 · Directors Fees	300.00	400.00	700.00	7,500.00	-6,800.00	9.33%
1-6050 · District Management-Operating	5,338.84	3,972.50	9,311.34	54,000.00	-44,688.66	17.24%
1-6060 · Dues Fees and Subscriptions	942.90	110.28	1,053.18	2,500.00	-1,446.82	42.13%
1-6070 · Election Expense	0.00	810.00	810.00	5,000.00	-4,190.00	16.2%
1-6080 · Insurance Expense-Operating	0.00	0.00	0.00	14,000.00	-14,000.00	0.0%
1-6130 · Legal						
1-6135 · Trout Haven Exclusions	270.00	180.00	450.00			
1-6130 · Legal - Other	0.00	0.00	0.00	10,000.00	-10,000.00	0.0%
Total 1-6130 · Legal	270.00	180.00	450.00	10,000.00	-9,550.00	4.5%
1-6090 · Office Supplies	41.53	15.61	57.14			
1-6180 · ORC Fees-Operating	3,307.50	3,307.50	6,615.00	48,000.00	-41,385.00	13.78%
1-6100 · Postage and Copies-Operating	301.75	131.60	433.35	4,000.00	-3,566.65	10.83%
1-6170 · Chemicals and Supplies	0.00	0.00	0.00	2,000.00	-2,000.00	0.0%
1-6190 · Repairs and Maintenance	300.00	447.35	747.35	35,000.00	-34,252.65	2.14%
1-6210 · Utilities	655.69	684.89	1,340.58	12,500.00	-11,159.42	10.73%
1-6150 · Water Billing	0.00	0.00	0.00	10,000.00	-10,000.00	0.0%
1-6220 · Water Distribution Purchases	0.00	0.00	0.00	10,000.00	-10,000.00	0.0%
1-6230 · Water Testing	21.00	21.00	42.00	4,000.00	-3,958.00	1.05%
2-6240 · Treasurer Collection Fee	0.00	122.09	122.09	4,159.35	-4,037.26	2.94%
63500 · Bond Principal Payment	0.00	0.00	0.00	75,000.00	-75,000.00	0.0%
Total Expense	11,479.21	10,216.82	21,696.03	305,984.35	-284,288.32	7.09%
Net Ordinary Income	13,057.60	19,833.87	32,891.47	138,365.67	-105,474.20	23.77%
Other Income/Expense						
Other Income						
2-7000 · Interest Income	1,350.66	1,284.55	2,635.21			
Total Other Income	1,350.66	1,284.55	2,635.21			
Other Expense						
2-8000 · Bond Interest	0.00	0.00	0.00	48,500.00	-48,500.00	0.0%
2-8050 · National Rural Water Interest	0.00	64.55	64.55	990.81	-926.26	6.52%
2-8055 · Interest Expense - CWCD	0.00	0.00	0.00	5,356.10	-5,356.10	0.0%
2-8080 · Trustee Fees	0.00	0.00	0.00	500.00	-500.00	0.0%
Total Other Expense	0.00	64.55	64.55	55,346.91	-55,282.36	0.12%
Net Other Income	1,350.66	1,220.00	2,570.66	-55,346.91	57,917.57	-4.65%
Net Income	14,408.26	21,053.87	35,462.13	83,018.76	-47,556.63	42.72%

Income and Expense by Month
January through February 2023



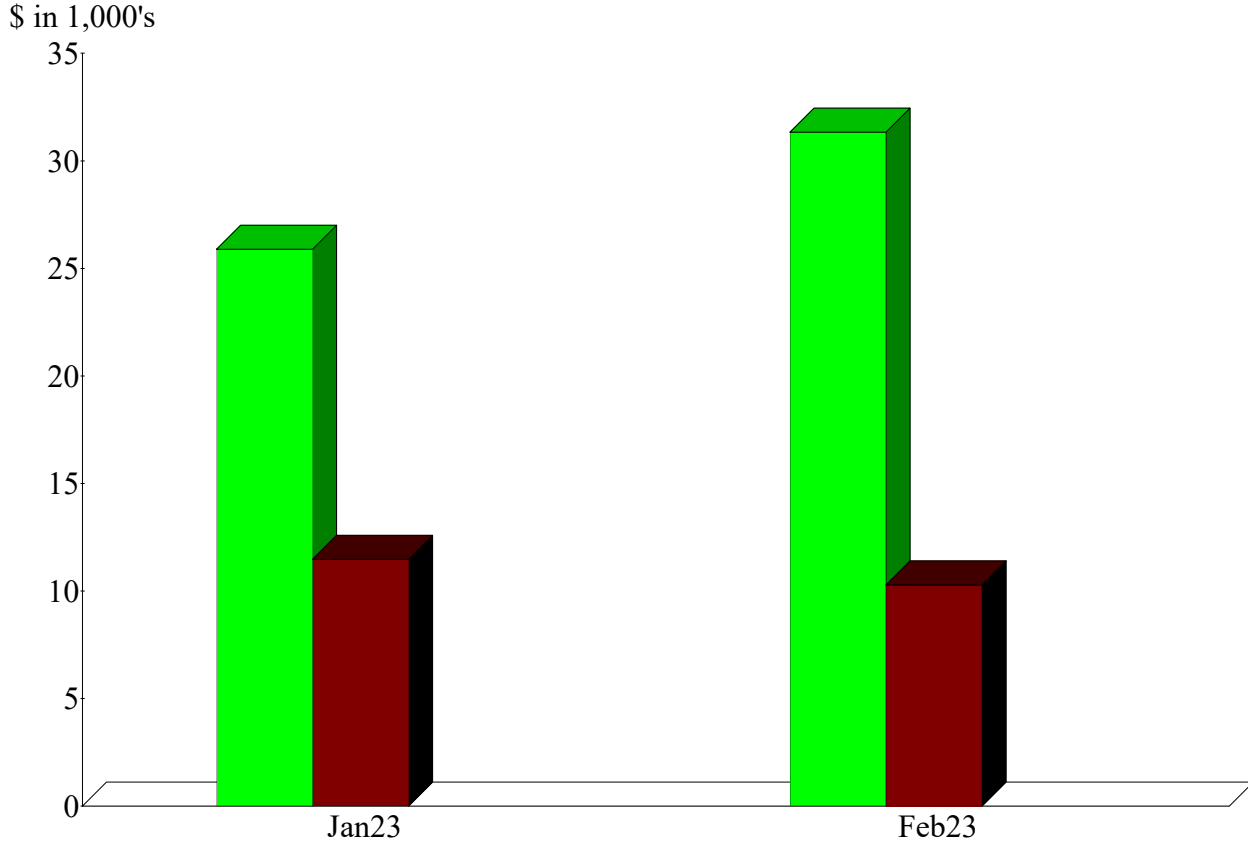
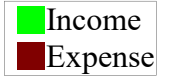
Income Summary
January through February 2023

1-4080 · Water Usage	85.98%
2-4400 · Property Tax Revenue	7.11
2-7000 · Interest Income	4.61
2-4450 · Specific Ownership Tax	2.24
2-4460 · Restitution	0.06
Total	\$57,222.71



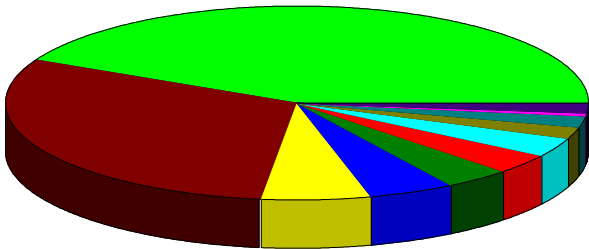
By Account

Income and Expense by Month
January through February 2023



Expense Summary
January through February 2023

1-6050 · District Management-Operating	42.79%
1-6180 · ORC Fees-Operating	30.40
1-6210 · Utilities	6.16
1-6060 · Dues Fees and Subscriptions	4.84
1-6070 · Election Expense	3.72
1-6190 · Repairs and Maintenance	3.43
1-6120 · Directors Fees	3.22
1-6130 · Legal	2.07
1-6100 · Postage and Copies-Operating	1.99
2-6240 · Treasurer Collection Fee	0.56
Other	0.82
Total	\$21,760.58



By Account



Arabian Acres Metropolitan District

PAYMENT REQUEST

3/15/2023

GENERAL FUND

Company	Invoice	Date	Amount	Comments
Jennifer Shepard	021423JS	2/14/2023	\$ 100.00	
Core Electric Coop	43183502	2/23/2023	\$ 223.02	ACH
Core Electric Coop	43071702	2/23/2023	\$ 13.50	ACH
Core Electric Coop	40299901	2/23/2023	\$ 156.20	ACH
Core Electric Coop	40032202	2/23/2023	\$ 223.16	ACH
Core Electric Coop	40045402	2/23/2023	\$ 131.77	ACH
El Paso County Public Health	EHS20219367	2/9/2023	\$ 21.00	
Front Range Winwater Works	78448	3/7/2023	\$ 259.16	
Front Range Winwater Works	78200	2/10/2023	\$ 134.80	
J.A. Excavation & Septic's LLC	13123	2/28/2023	\$ 2,807.50	
J.A. Excavation & Septic's LLC	1013123-1	2/28/2023	\$ 937.86	
Mailing Services Inc	17662	2/8/2023	\$ 131.60	
National Rural Water Association	40123	3/15/2023	\$ 924.10	
UNCC	223020049	2/28/2023	\$ 82.56	
WSDM District Manager	7348	2/28/2023	\$ 4,990.22	
TOTAL			\$ 11,136.45	



ARABIAN ACRE METROPOLITAN DISTRICT
AMENDMENT 2023-03-15
TO THE RULES AND REGULATIONS
WITH THE DESIGN STANDARDS
AS SET FORTH BY THE ARABIAN ACRES METROPOLITAN DISTRICT

This amendment to the Rules and Regulations, as set forth by the Arabian Acres Metropolitan District (“The District”), is made and entered into to be effective as of this ____ day of _____, by the Board of Directors for The District.

WHEREAS, the District was organized as a special district pursuant to §§ 32-1-101, *et seq.*, C.R.S. (the “Special District Act”); and

WHEREAS, the District is located entirely within Teller County, Colorado (the “County”); and

WHEREAS, the District adopted Rules and Regulations with Design Standards; and

WHEREAS, the District Board may amend these Rules and Regulations as it deems appropriate and such amendments shall be entered in the Minutes of the District and periodically incorporated in printed copies of these Rules and Regulations. Prior notice of the proposed amendments shall not be required to be provided by the District; and

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

AMENDMENT

1. Section 4.7.1, Initiation of Service, Paragraph one, is hereby amended to read as follows:

“The property owner shall schedule a mutually agreeable time for tapping of the main (projected to occur between May through October, when ground is easy to dig up), inspection of the Service Line installation, and water turn on with the Water Operator, providing at least two business days prior notice. The actual connection to the Main shall be performed exclusively by or under the supervision of the Water Operator as part of the Tap Fee paid by the Customer. In no event shall service be provided prior to the final inspection and approval of the connection or without a temporary approved meter being installed by the Owner and inspected by the Water Operator. No connection shall be covered until inspected and approved. The Owner shall be solely responsible to adequately prepare for any initiation of service. If the Owner fails to excavate and execute the Tap at the scheduled time and date, or fails to properly initiate the service, the Owner shall pay to the District an hourly charge per the District Fee Schedule for time spent by

the District Manager and/or Water Operator. The District shall bear no responsibility for any damage or injuries resulting from initiation of service.

2. Section 2.4 Responsibilities for Maintenance or Facilities, to follow paragraph two, is hereby amended to read as follows:

“The District reserves the right to review and approve a Contractor to perform work on Customer service lines within the District.”

3. List of Appendices – Appendix D – Schedule of Fees/Charges, is hereby added and amended to read as follows:

APPENDIX D – SCHEDULE OF FEES/ CHARGES *may be amended from time to time and the current Schedule of Fees/ Charges shall be found on the website: arabianacresmd.colorado.gov

- *Signature Page to Follow* -

IN WITNESS WHEREOF, The Arabian Acres Metropolitan District, has executed this Amendment to the Rules and Regulations with Design Standards to be effective this _____ day of _____.

ARABIAN ACRES METROPOLITAN DISTRICT

Officer of the District

ATTEST:

Secretary of the District



**ARABIAN ACRES METROPOLITAN DISTRICT
ORDER FOR EXCLUSION OF CERTAIN REAL PROPERTY
(146 Uintah Vale Drive)**

THIS MATTER coming before the Board of Directors for public hearing at its regularly scheduled virtual meeting held Wednesday, March 15, 2023, at 5:30 p.m., and the Board having heard the testimony and evidence of the Petitioners, John P. Gilmartin and Patricia Norbeta Gilmartin, in this matter and having fully considered the Petition for Exclusion of certain real property hereby makes the following Findings and Order:

FINDINGS

1. Petitioners are the owners of one hundred percent (100%) of the real property described on the attached legal description and filed their Petition on December 16, 2022.
2. Public Notice of said Petition and a Notice of a Public Hearing was duly published and given as required by statute.
3. The Petitioners are the sole fee owners of the real property which is the subject of the Petition and have good right, full power and lawful authority to bring the Petition. There are no other persons or parties owning or being entitled to any estate, right, title, interest, claim or demand, at law or in equity, in and to the Subject Real Property.
4. That by execution of the Petition, the Petitioners have assented to and formally requested the permanent exclusion of the Subject Real Property from the Arabian Acres Metropolitan District.
5. That the Petition for Exclusion was brought pursuant to C.R.S. Title 32, Article 1, Part 5, as amended.
6. The Board of Directors of Arabian Acres Metropolitan District heard the Petition at public meeting after publication on March 1, 2023 in the Transcript, posting on February 22, 2023 at the District's offices, 614 N. Tejon Street, Colorado Springs, Colorado 80903, and posting on March 8, 2023 within the metropolitan district at 595 Donzi Trail, Florissant, Colorado 80816.
7. No persons appeared to show cause in writing why the Petition should not be granted.
8. There were no written objections filed by any municipality or Teller County with regard to the Exclusion Petition.
9. The exclusion of the Owners' property will not be detrimental to the Arabian Acres Metropolitan District.
10. Municipal services will be readily available to the Subject Real Property because the same is located within the boundaries of Teller County.

11. The exclusion will not affect the ability of Arabian Acres Metropolitan District to carry out its management responsibilities, and provide service to the remainder of the property in the District. By granting this Petition, there will be no adverse economic impact upon Arabian Acres Metropolitan District.

ORDER

Having considered all of the factors set forth herein and all of the statutory requirements for exclusion, the undersigned Board of Directors of Arabian Acres Metropolitan District hereby orders that the Subject Real Property which is described in the Petition, is and should be excluded from the Arabian Acres Metropolitan District and shall no longer be subject to the mill levies, fees, charges, rules, regulations, rights and liabilities of the lands included in said Arabian Acres Metropolitan District.

Entered into this 15th day of March, 2023.

BOARD OF DIRECTORS

ARABIAN ACRES METROPOLITAN DISTRICT

Print Name

Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature

PETITION FOR EXCLUSION OF PROPERTY

TO: THE BOARD OF DIRECTORS OF THE
ARABIAN ACRES METROPOLITAN DISTRICT,
TELLER COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-501, *et seq.*, C.R.S.,
John + Patricia N Gilmartin (the "Petitioner") hereby
respectfully requests that the **ARABIAN ACRES METROPOLITAN DISTRICT** (the
"District"), by and through its Board of Directors, exclude the real property described in **Exhibit
A**, attached hereto and incorporated herein by this reference (the "Property"), from the boundaries
of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the exclusion of the Property from the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, excluding the Property from the boundaries of the District. Specifically, and without limitation Petitioner warrants, represents, and states as follows:

1. Petitioner is the owner of one hundred percent (100%) of the real property described on Exhibit A and has the right, power, and lawful authority to bring this Petition.
2. There are no other persons or parties owning or being entitled to any estate, right, title, interest, claim or demand, at law or in equity, in and to the subject real property.
3. That by execution of the Petition, the Petitioner assents to and formally requests the permanent exclusion of the subject real property from the District.
4. That this Petition for Exclusion is brought pursuant to C.R.S. Title 32, Article 1, Part 5, as amended.
5. The exclusion of the Petitioner's property is requested because the District does not provide water services to such property and it is not contemplated that such property will be served water by the District or the District may not be capable of providing water service to the property.
6. It is in the best interests of the Petitioner's property, the District, Teller County, that the subject real property be excluded from the District.
7. There will be no reduction in the availability or cost of municipal services with there being the same benefits to the Petitioner's property.

8. The exclusion will not affect the ability of the District to provide services to the remainder of the property within the District.

9. If this petition were to be granted, it would have no adverse economic impact upon the District.

10. If this petition were to be granted, Petitioner would be responsible for its portion of any bonded indebtedness in existence immediately preceding the effective date of the order until retired as set forth in any exclusion order that may be adopted by the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of a public hearing on the Petition has been published.

The Petitioner includes with this Petition a \$1,500 deposit for exclusion, and must be paid by Petitioner prior to any consideration of the Petition by the District. The Petitioner understands that Petitioner may be required to pay additional amounts sufficient to pay all the costs of the exclusion proceedings and will be entitled to a refund of any amounts which are not required to pay all the costs of the exclusion proceedings. The Petitioner acknowledges, agrees, and understands that until all costs of the exclusion proceedings (as determined by, and at the discretion of the District), are paid in full, the exclusion proceedings will not be considered complete and the District will not motion the Teller County Colorado District Court for exclusion of the Property until such time as all amounts are paid.

The name and address of the Petitioner is as follows:

Patricia N Gilmartin + John P Gilmartin
416 Uintah Vale Dr
Florissant, CO 80816

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

Patricia N Gilmartin + JOHN P. GILMARTIN
[Name]

By: John P. Gilmartin Patricia N Gilmartin
[Signature]

Printed Name: JOHN P. GILMARTIN Patricia N Gilmartin

Title: N/A

STATE OF COLORADO)
COUNTY OF Teller) ss.

The above and foregoing instrument was acknowledged before me this 14th day of December 2022, by John & Patricia Gilmartin, as petitioners of N/A.

WITNESS my hand and official seal.

Patricia Key
Notary Public

My commission expires: 3-19-2023

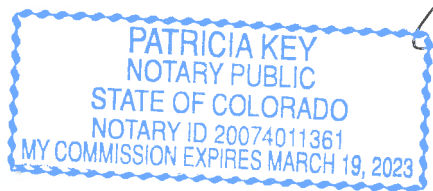


EXHIBIT A
(The Property)

L24 TROUT HAVEN 1



Teller County Government

The Official Site For Teller County, Colorado

Property Records Database



Teller Home	County Offices	Contributing Offices	New Search	Mapping Application	Foreclosures
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Property Record Database

Account Information (provided by Assessor)

Account No R0015732

Parcel Id 8545.161110120

Notice of Value [A PDF of the 2021 Notice of Value](#)

Actual \$235,711

Assessed \$16,850

Tax Dist 85

Acct Type Residential

School Dist RE-2

Acres 0.7100

Map No. 3145-16

Owner Name GILMARTIN, JOHN P & PATRICIA NORBETA

Mailing 146 UINTAH VALE DR

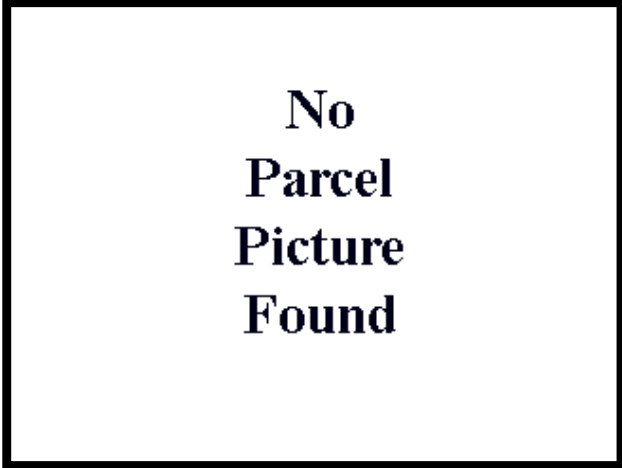
Address FLORISSANT, CO 808169106

Physical 146 UINTAH VALE DR

Address

Area TROUT HAVEN 1-5

Brief Legal Desc L24 TROUT HAVEN 1



Brief Legal Description is not intended for use on legal documents

[Show Map](#)

[Show Sales Map](#)

[Comparable Residential Sales](#)

Zoning Information (provided by Community Development Services Division for Questions call 719-687-3048)

Zoning [R-1](#)

Land Information (provided by Assessor)

Land Type Abst Code Acres

Residential 1112 0.7100

TOTAL 0.7100

Building Information (provided by Assessor)

Building ID 1

Occupancy Single Family Residential	Abst code 1212	
Style Ranch 1 Story	% Occ 100%	Year build 1970
SQFT 1,048		Adj Yr Blt 1970
Bed Rooms 3	Baths 1.50	Remodeled
Rooms 5	Stories 1	% Remodeled
Exterior Frame Vinyl	Story Ht 8	Roof Type Gable
Interior Drywall	Foundation 18 Block	Roof Composition Shingle
Quality Fair	Condition Average	HeatType Forced Air

Inventory Building ID 1

Type	Description	Units
Add On	Masonry Sgl 1 Story Fireplace Average	1
Basement	Finished	341
Porch	Wood Deck	225
Basement	Bsmnt Block 8 ft	341

Transfers (provided by Assessor)

Sale Date	Reception No	Deed Type	Sale Price
03/10/2006	591373	Warranty Deed	\$165,900
07/10/2008	619100	Public Trustee's Deed	\$0
09/04/2008	620821	Special Warranty Deed	\$129,000
03/15/2018	705309	Quit Claim	\$0

Building Permits

Date Permit No. Description Permit Issued By
[A30485](#) None Teller County

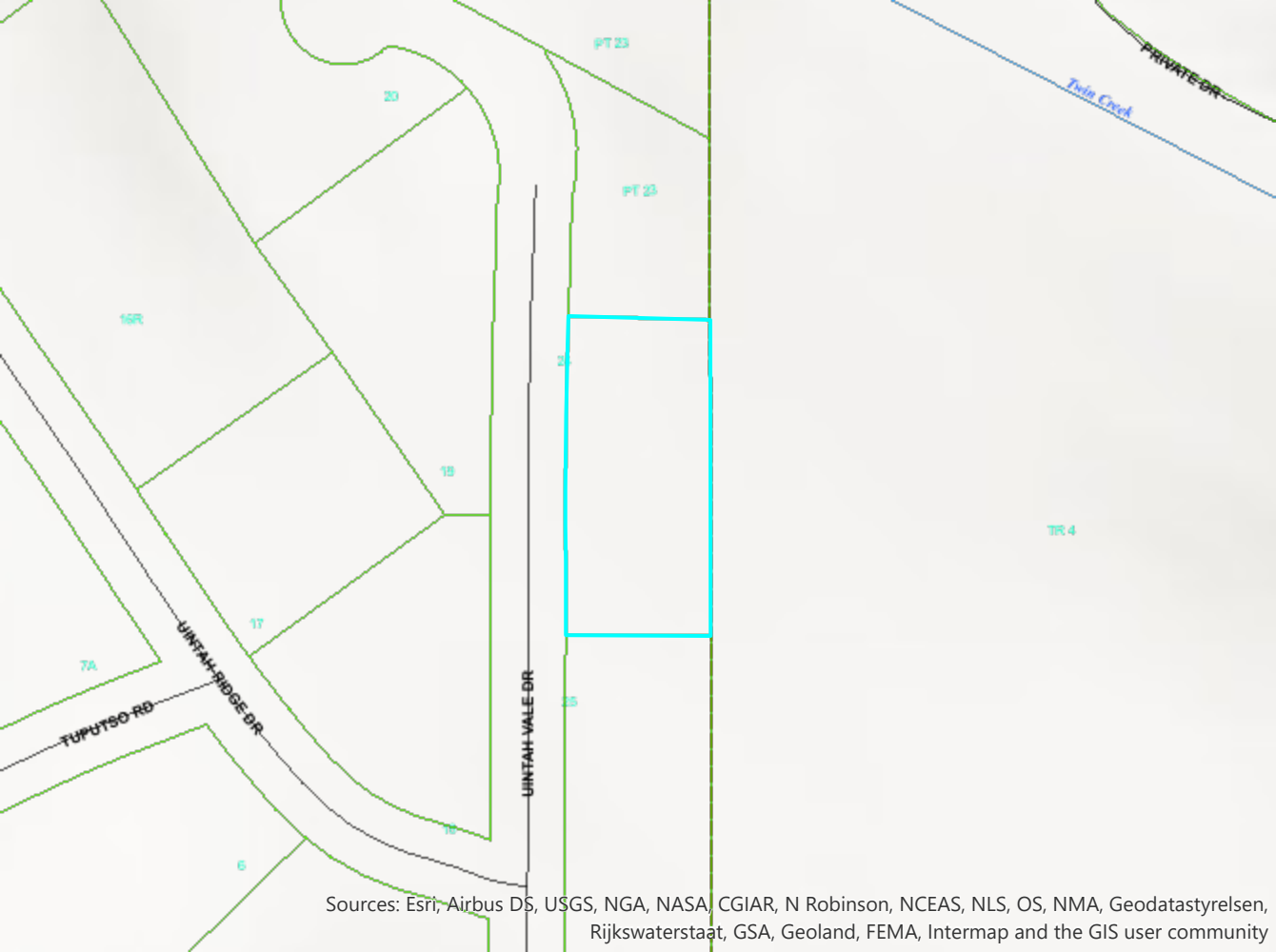
Property Tax History (provided by Treasurer). Delinquent taxes are not shown on this website.

[Tax detail on Treasurers Web Site Use PUBLIC USER LOGIN](#)

Tax Year	Tax Amount
2017	\$829.02
2018	\$802.64
2019	\$477.62
2020	\$481.78
2021	\$778.28

This information is updated daily and is as current and accurate as is practical, but it is not official. You may use this data at your own risk. If you have any questions about this data please call the Assessor's Office at (719)689-2941. Zoning Designations may not be accurate. Please call the Teller County Planning Department at (719)687-3048 for information on Zoning in Teller County

E-Mail suggestions or comments to [WebDeveloper](#)
12/16/2022 11:28:43 AM



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**ARABIAN ACRES METROPOLITAN DISTRICT
ORDER FOR EXCLUSION OF CERTAIN REAL PROPERTY
(121 Uintah Vale Drive)**

THIS MATTER coming before the Board of Directors for public hearing at its regularly scheduled virtual meeting held Wednesday, March 15, 2023, at 5:30 p.m., and the Board having heard the testimony and evidence of the Petitioners, Jason M. Sebring and Lucynda M. Sebring, in this matter and having fully considered the Petition for Exclusion of certain real property hereby makes the following Findings and Order:

FINDINGS

1. Petitioners are the owners of one hundred percent (100%) of the real property described on the attached legal description and filed their Petition on December 17, 2022.
2. Public Notice of said Petition and a Notice of a Public Hearing was duly published and given as required by statute.
3. The Petitioners are the sole fee owners of the real property which is the subject of the Petition and have good right, full power and lawful authority to bring the Petition. There are no other persons or parties owning or being entitled to any estate, right, title, interest, claim or demand, at law or in equity, in and to the Subject Real Property.
4. That by execution of the Petition, the Petitioners have assented to and formally requested the permanent exclusion of the Subject Real Property from the Arabian Acres Metropolitan District.
5. That the Petition for Exclusion was brought pursuant to C.R.S. Title 32, Article 1, Part 5, as amended.
6. The Board of Directors of Arabian Acres Metropolitan District heard the Petition at public meeting after publication on March 1, 2023 in the Transcript, posting on February 22, 2023 at the District's offices, 614 N. Tejon Street, Colorado Springs, Colorado 80903, and posting on March 8, 2023 within the metropolitan district at 595 Donzi Trail, Florissant, Colorado 80816.
7. No persons appeared to show cause in writing why the Petition should not be granted.
8. There were no written objections filed by any municipality or Teller County with regard to the Exclusion Petition.
9. The exclusion of the Owners' property will not be detrimental to the Arabian Acres Metropolitan District.
10. Municipal services will be readily available to the Subject Real Property because the same is located within the boundaries of Teller County.

11. The exclusion will not affect the ability of Arabian Acres Metropolitan District to carry out its management responsibilities, and provide service to the remainder of the property in the District. By granting this Petition, there will be no adverse economic impact upon Arabian Acres Metropolitan District.

ORDER

Having considered all of the factors set forth herein and all of the statutory requirements for exclusion, the undersigned Board of Directors of Arabian Acres Metropolitan District hereby orders that the Subject Real Property which is described in the Petition, is and should be excluded from the Arabian Acres Metropolitan District and shall no longer be subject to the mill levies, fees, charges, rules, regulations, rights and liabilities of the lands included in said Arabian Acres Metropolitan District.

Entered into this 15th day of March, 2023.

BOARD OF DIRECTORS

ARABIAN ACRES METROPOLITAN DISTRICT

Print Name

Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature

PETITION FOR EXCLUSION OF PROPERTY

TO: THE BOARD OF DIRECTORS OF THE
ARABIAN ACRES METROPOLITAN DISTRICT,
TELLER COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-501, *et seq.*, C.R.S., Jason and Lucynnda Sebring (the "Petitioner") hereby respectfully requests that the **ARABIAN ACRES METROPOLITAN DISTRICT** (the "District"), by and through its Board of Directors, exclude the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), from the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the exclusion of the Property from the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, excluding the Property from the boundaries of the District. Specifically, and without limitation Petitioner warrants, represents, and states as follows:

1. Petitioner is the owner of one hundred percent (100%) of the real property described on Exhibit A and has the right, power, and lawful authority to bring this Petition.
2. There are no other persons or parties owning or being entitled to any estate, right, title, interest, claim or demand, at law or in equity, in and to the subject real property.
3. That by execution of the Petition, the Petitioner assents to and formally requests the permanent exclusion of the subject real property from the District.
4. That this Petition for Exclusion is brought pursuant to C.R.S. Title 32, Article 1, Part 5, as amended.
5. The exclusion of the Petitioner's property is requested because the District does not provide water services to such property and it is not contemplated that such property will be served water by the District or the District may not be capable of providing water service to the property.
6. It is in the best interests of the Petitioner's property, the District, Teller County, that the subject real property be excluded from the District.
7. There will be no reduction in the availability or cost of municipal services with there being the same benefits to the Petitioner's property.

8. The exclusion will not affect the ability of the District to provide services to the remainder of the property within the District.

9. If this petition were to be granted, it would have no adverse economic impact upon the District.

10. If this petition were to be granted, Petitioner would be responsible for its portion of any bonded indebtedness in existence immediately preceding the effective date of the order until retired as set forth in any exclusion order that may be adopted by the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of a public hearing on the Petition has been published.

The Petitioner includes with this Petition a \$1,500 deposit for exclusion, and must be paid by Petitioner prior to any consideration of the Petition by the District. The Petitioner understands that Petitioner may be required to pay additional amounts sufficient to pay all the costs of the exclusion proceedings and will be entitled to a refund of any amounts which are not required to pay all the costs of the exclusion proceedings. The Petitioner acknowledges, agrees, and understands that until all costs of the exclusion proceedings (as determined by, and at the discretion of the District), are paid in full, the exclusion proceedings will not be considered complete and the District will not motion the Teller County Colorado District Court for exclusion of the Property until such time as all amounts are paid.

The name and address of the Petitioner is as follows:

Jason and Lucynda Sebring
121 Uintah Vale Dr
Florissant, CO 80816

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

Lucynda Sebring
[Name]

By: Lucynda M. Sebring
[Signature]

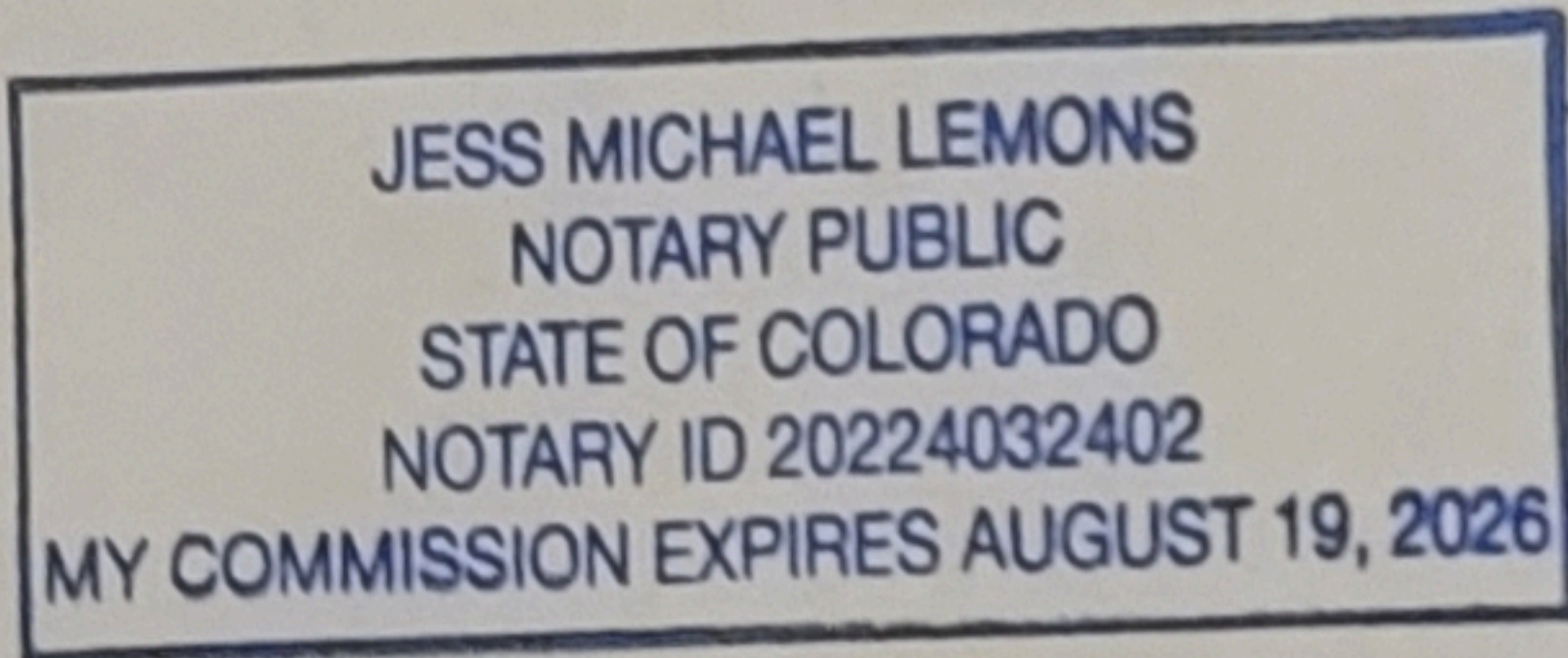
Printed Name: _____

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF Heller)

The above and foregoing instrument was acknowledged before me this 12th day of December,
2022, by Jess Lemons, as Notary
of Colorado.

WITNESS my hand and official seal.



Jess
Notary Public

My commission expires: Aug, 19, 2026

PETITIONER:

JASON SEBRING
[Name]

By: Jason M. Sebring
[Signature]

Printed Name: JASON SEBRING

Title: _____

STATE OF COLORADO)
COUNTY OF Teller) ss.

The above and foregoing instrument was acknowledged before me this 17th day of December, 2022, by Jason Sebring, as Petitioner of Property.

WITNESS my hand and official seal.

JOSHUA A FREEMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224029009
MY COMMISSION EXPIRES JULY 26, 2026

[Signature]
Notary Public

My commission expires: July 26, 2026

EXHIBIT A
(The Property)

L18 TROUT HAVEN 1
121 UINTAH VALE DR.

RESIDENTIAL

L19 TROUT HAVEN 1
163 UINTAH VALE DR.

VACANT LAND



Teller County Government

The Official Site For Teller County, Colorado

Property Records Database



Teller Home	County Offices	Contributing Offices	New Search	Mapping Application	Foreclosures
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Property Record Database

Account Information (provided by Assessor)

Account No R0015726

Parcel Id 8545.161110060

Notice of Value [A PDF of the 2021 Notice of Value](#)

Actual \$320,412

Assessed \$22,910

Tax Dist 85

Acct Type Residential

School Dist RE-2

Acres 0.7600

Map No. 3145-16

Owner Name SEBRING, JASON M &
LUCYNDA M

Mailing Address 121 UINTAH VALE DR
FLORISSANT, CO 80816

Physical Address 121 UINTAH VALE DR

Area TROUT HAVEN 1-5

Brief Legal Desc L18 TROUT HAVEN 1



Brief Legal Description is not intended for use on legal documents

[Show Map](#)

[Show Sales Map](#)

[Comparable Residential Sales](#)

Zoning Information (provided by Community Development Services Division for Questions call 719-687-3048)

Zoning [R-1](#)

Land Information (provided by Assessor)

Land Type Abst Code Acres

Residential 1112 0.7600

TOTAL 0.7600

Building Information (provided by Assessor)

Building ID 1

Occupancy Single Family Residential **Abst code** 1212

Style Ranch 1 Story	% Occ 100%	Year build 1994
SQFT 864		Adj Yr Blt 1995
Bed Rooms 4	Baths 2.00	Remodeled 2011
Rooms 7	Stories 1	% Remodeled 0%
Exterior Frame Siding	Story Ht 9	Roof Type Gable
Interior Drywall	Foundation 18 Concrete	Roof Comp Shingle Heavy
Quality Average	Condition Average	HeatType Forced Air

Inventory Building ID 1

Type	Description	Units
Garage	Detached	576
Porch	Wood Deck	48
Porch	Cvrd Wood Deck	141
Basement	Bsmnt Conc 8 ft	864
Basement	Finished	864
Porch	Wood Deck	63
Add On	Stove Wood Average	1

Transfers (provided by Assessor)

Sale Date	Reception No	Deed Type	Sale Price
05/23/1994	420810	Warranty Deed	\$2,500
02/28/1995	430561	Warranty Deed	\$119,900
08/25/1997	466258	Warranty Deed	\$135,000
09/12/2000	509533	Warranty Deed	\$157,000
02/28/2005	577353	Warranty Deed	\$189,900
04/02/2010	634477	Public Trustee's Deed	\$0
07/06/2010	636617	Special Warranty Deed	\$140,000

Building Permits

Date	Permit No.	Description	Permit Issued By
08/23/1994	A04320	None	Teller County
08/29/1994	A04317	Res w/ Attach. Garag	Teller County
05/02/2011	A41953	REROOF TEAR OFF ON HOUSE	Teller County

Property Tax History (provided by Treasurer). Delinquent taxes are not shown on this website.

[Tax detail on Treasurers Web Site Use PUBLIC USER LOGIN](#)

Tax Year	Tax Amount
2017	\$1,264.62
2018	\$1,224.38
2019	\$1,543.28
2020	\$1,556.66
2021	\$1,836.26

This information is updated daily and is as current and accurate as is practical, but it is not official. You may use this data at your own risk. If you have any questions about this data please call the Assessor's Office at (719)689-2941. Zoning Designations may not be accurate. Please call the Teller County Planning Department at (719)687-3048 for information on Zoning in Teller County

E-Mail suggestions or comments to [WebDeveloper](#)
12/19/2022 09:09:49 AM



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



**CANCELLATION OF ELECTION and
DECLARATION DEEMING CANDIDATES ELECTED
BOARD OF DIRECTORS RESOLUTION**

§1-13.5-513, C.R.S.

ARABIAN ACRES METROPOLITAN DISTRICT,
TELLER COUNTY, COLORADO

WHEREAS, the Board of Directors of the District is authorized to cancel the election by resolution and declare candidates elected at the close of business on the sixty-third before the election to be conducted on May 2, 2023; and

WHEREAS, the Board of Directors has duly certified that there were not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates,

Now, THEREFORE, pursuant to 1-13.5-513, C.R.S., the Board HEREBY cancels the regular election to be conducted on the 2nd day of May, 2023 by formal resolution and

THE BOARD DECLARES THE FOLLOWING CANDIDATES ELECTED FOR THE FOLLOWING TERMS OF OFFICE:

<u>Edith Lillian Coffman</u> (Name)	<u>414 Gerka Ln, Florissant, CO 80816</u> (Address)	<u>May 2027</u> (Term Length)
<u>Elizabeth Douglass</u> (Name)	<u>52 Lady Ln, Florissant, CO 80816</u> (Address)	<u>May 2027</u> (Term Length)
<u>Lanny Hoel</u> (Name)	<u>482 Gerka Ln, Florissant, CO 80816</u> (Address)	<u>May 2027</u> (Term Length)
_____ (Name)	_____ (Address)	_____ (Term Length)

Signed by: _____
(Board Chair's signature) (Date)

Contact Person for the District: Rebecca Harris
Telephone Number of the District: (719)447-1777