



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

June 21, 2023, at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Edith Coffman

Elizabeth Douglass

Lanny Hoel (Arrived late)

Martin Lempecki

Jennifer Shepard

Also in attendance were:

Rebecca Harris, WSDM District Managers

Lynn Willow, ORC

Elric Winterer, Resident

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Douglass called the meeting to order at 5:30 PM and confirmed a quorum was present.
- 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 Coffman asked about the corrected financials and the water issue. Ms. Harris confirmed the financials and water issue will be discussed later on the Agenda. Director Hoel joined the meeting. Director Lempecki moved to approve the Agenda as presented; seconded by Director Shepard. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from May 17, 2023: After review, Director Coffman moved to approve the May 17, 2023 Meeting Minutes; seconded by Director Lempecki. 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 May 31, 2023 Unaudited Financial Status: Ms. Harris presented the May 31, 2023 Unaudited Financial Status. The Board noted corrections to the Financials regarding Mr. Willow's invoice for May, K&A Excavation, and water quality testing. After review, Director Lempecki moved to approve the Unaudited Financial Statements pending the discussed changes; seconded by Director Shepard. Motion passed unanimously.
- c. Review and Approve the Payment of Claims: Ms. Harris presented the payment of claims. Ms. Harris asked Mr. Willow discussed the K&A Excavating invoice. After review, Director Shepard moved to approve the payment of claims with the exception

of K&A Excavating until it can be reviewed and verified; seconded by Director Lempecki. Motion passed unanimously.

3. MANAGEMENT MATTERS: There were no management matters.

4. LEGAL MATTERS

a. Public Hearing Public Hearing on Petitions for Exclusions: Director Lempecki moved to open the Public Hearing on petitions for exclusions at 141 Hidden Point and 163 Uintah Vale Dr; seconded by Director Coffman. Motion passed unanimously. Mr. Winterer asked if the properties were in Trout Haven. Ms. Harris explained both properties are in Arabian Acres, have wells and they are not receiving water service. After no additional public comments, Director Lempecki moved to close the Public Hearing; seconded by Director Hoel. Motion passed unanimously.

- i. Review and Consider approval of Order for Exclusion of Certain Real Property – 141 Hidden Point: Ms. Harris explained the petition is only for the larger parcel of land, and not the smaller parcel they own that is near a main line. The Board discussed that the property is included in the District’s boundary but not in the development and they would never be serviced because there is no access to the water line. Director Coffman expressed concerns and requested additional research and suggested going to the County. Ms. Harris asked what additional research she is wanting to see because she has researched this petition and received additional clarification from the petitioner. Director Lempecki commented that this property could not be serviced, and they are not attempting to exclude the property with a service line, so he would approve.
- ii. Review and Consider approval of Order for Exclusion of Certain Real Property - 163 Uintah Vale Dr: Ms. Harris presented the Order for 163 Uintah Vale Dr., and noted the property is roughly 653’ from the closest service line, and they have provided proof of a well. Mr. Willow confirmed that neither property would never be serviced.

Director Lempecki moved to approve the Order for Exclusion of Certain Real Property for both 141 Hidden Point and 163 Uintah Vale Drive; seconded by Director Shepard. Motion passed 4 to 1 with Director Coffman opposed.

5. OPERATIONS

- a. ORC Report: Mr. Willow presented the Operator’s Report.
- b. Discussion Wells #2 and #8 Electrical Issue: Mr. Willow discussed the electrical issue at wells #2 and #8 due to a power outage. The wiring and repairs will be done in a few weeks.
- c. Water Loss Data Report: Ms. Harris noted she is waiting on the physical well meter reads as discussed from Mr. Willow, to verify the water loss data, and once received they can start tracking.

6. PUBLIC COMMENT: Mr. Winterer thanked the Board.

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

Respectfully Submitted,
WSDM District Managers

Rebecca Harris

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 21, 2023 REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

[Edith Coffman \(Jul 19, 2023 18:46 MDT\)](#)

Edith Coffman

Elizabeth Douglass

[Elizabeth Douglass \(Jul 19, 2023 19:47 MDT\)](#)

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

[martin lempecki \(Jul 19, 2023 19:46 MDT\)](#)

Martin Lempecki

Jennifer Shepard

[Jennifer Shepard \(Jul 20, 2023 07:36 MDT\)](#)

Jennifer Shepard