



ARABIAN ACRES METROPOLITAN DISTRICT
c/o Walker Schooler District Managers
614 N. Tejon St.
Colorado Springs, CO 80903

**SPECIAL BOARD MEETING
AGENDA AND NOTICE
WEDNESDAY, DECEMBER 22, 2021
5:30 PM**

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

<https://global.gotomeeting.com/join/800588117>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 800-588-117

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, December 22, 2021 at 5:30 p.m. via tele/videoconference for the purpose of addressing those matters in the Agenda set forth below.

Board of Directors / Term Expires

Allan Brown, 2022

Stan Claassen, 2022

Edith Coffman, 2023

Elizabeth Douglass, 2023

Lanny Hoel, 2023

Lynn Willow, ORC

Kevin Walker, WSDM

Rebecca Hardekopf, WSDM

Kristina Kulick, WSDM

Jason Downie, District Counsel

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 October 20, 2021 and November 17, 2021

2) FINANCIAL MATTERS

- a) Review of Billing and Collection Status
- b) Review and Accept the October 31, 2021 and November 30, 2021 Unaudited Financial Status
- c) Review and Approve the Payment of Claims

3) MANAGEMENT MATTERS

- a) Update on Exclusion Process with Teller County
- b) Board Vacancies
- c) Capital Improvements Discussion

4) LEGAL MATTERS

- a) Consider adoption of Resolution for Calling Election

5) OPERATIONS

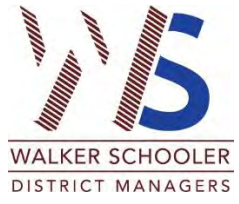
- a) ORC Report

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, JANUARY 19, 2022 AT 5:30 PM.



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

October 20, 2021 at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Allan Brown
Edith Coffman
Elizabeth Douglass
Lanny Hoel
Stan Claassen

Also in attendance were:

Kevin Walker, WSDM
Lynn Willow, ORC
Members of the Public

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:30 p.m. 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 Douglass moved to approve the Agenda as presented; seconded by Director Brown. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from September 15, 2021: After review, Director Claassen moved to approve the September 15, 2021 Meeting Minutes; seconded by Director Brown. Motion passed unanimously.

2. FINANACIAL MATTERS

- a. Review of Billing and Collection Status: Mr. Walker presented the billing and collection status.
- b. Review and Accept the September 30, 2021 Unaudited Financial Status: Mr. Walker reviewed the cash on hand and other aspects of the statements. Director Douglas asked about the negative entry in the Profit and Loss statement. Mr. Walker did not have that information. The Board decided to defer approval of the financial statements until the insurance question was answered.
- c. Review and Approve the Payment of Claims: President Coffman asked for an explanation of the Dana Kempner billing for an additional ActPac that had been damaged. Mr. Walker agreed to look into this further and agreed that this payable line item should not be paid. After review, Director Claassen moved to approve the payment of claims as amended; seconded by Director Douglass. Motion passed unanimously
- d. Review of Draft 2022 Budget: Mr. Walker presented the draft 2022 Budget to the Board. Mr. Walker discussed the possibility of reducing the mill levy due to the additional assessed valuation and recommended that the mill levy stay the same due to this being the first year that it will cover the entire debt service for the bonds. Also discussed the possibility of reducing Capital Improvement fee; Mr. Walker recommended that this not be reduced further. The Board will hold a public meeting next month on this matter.

3. MANAGEMENT MATTERS

- a. Update on Exclusion Process with Teller County: Mr. Walker updated the Board on the

exclusion process with Teller County. The County is indicating that they will schedule a public meeting with the BOCC and the District will cooperate in the proper notifications and advertising for this hearing.

- b. Construction Update – Water Tank: Mr. Walker reported that he found an Engineer for the water tank project. The Engineer is working on designs for the pipes and valves for the temporary tank and working with Ambien on determining the tank monitoring system. The project will go out to bid again in February or March 2022 with construction anticipated for April or May 2022. The grant funds are available until the end of 2022.
- c. Board Vacancies: There was no discussion.

4. OPERATIONS:

- a. ORC Report: Mr. Willow presented the ORC Report. Mr. Willow reported the act pack arrived and was installed and working correctly. Mr. Willow is still waiting on the insulator disks to be delivered, so he has started installing R15 insulation in the meter pits instead. Mr. Willow reported he will complete the requested tap on the service line at 67 Gerka tomorrow morning. The Board discussed that the property under construction on upper Gerka has not requested a water tap yet.

5. PUBLIC COMMENT: Mr. Winterer complimented the Board and commented that having extra money at the end of the bond loan and refunding if possible is better than coming up short.

6. ADJOURNMENT: Director Claassen moved to adjourn at 6:35 PM; seconded by Director Brown. Motion passed unanimously.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 20, 2021 MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

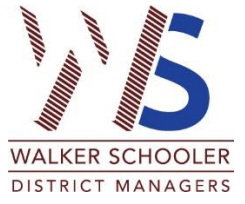
Allan Brown

Stan Claassen

Edith Coffman

Elizabeth Douglass

Lanny Hoel



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

November 17, 2021 at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Allan Brown
Edith Coffman
Elizabeth Douglass
Lanny Hoel
Stan Claassen

Also in attendance were:

Kevin Walker, WSDM
Lynn Willow, ORC
Members of the Public

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:29 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 Hoel moved to approve the Agenda as presented; seconded by Director Douglass. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from October 20, 2021: President Coffman noted the discussion regarding her objection to paying Dana Kepner was not reflected in the Minutes. Mr. Walker explained there was an issue with the recording and that discussion was missed in error. Mr. Walker will correct the October 20, 2021 Minutes and they will be available for review at the next meeting.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Mr. Walker presented the billing and collection status. 12 late payment reminder letters were sent, one customer has service shut off and will be certified for delinquent water fees, one customer on a payment plan and another in process of a payment plan.
- b. Review and Accept the October 31, 2021 Unaudited Financial Status: Mr. Walker presented the October 31, 2021 unaudited financial status. He noted the October water usage was not separated out for capital improvements and water service fees, so he recommended the Board table the approval until this is corrected. Mr. Walker confirmed the District's income is right on track to cover expenses and the District is in good shape financially.
- c. Review and Approve the Payment of Claims: Mr. Walker presented the Payment of Claims. President Coffman asked about Zion Bank shown on the general fund. Mr. Walker explained that was an error and will be corrected. Mr. Walker noted the Dana Kepner invoice for \$153.39. Last month, President Coffman objected to the \$1,000 charge for the act pack, and it was corrected to a \$147 charge. Mr. Walker will make an insurance claim on the \$1,000 expenditure due to a lightning strike. After review, Director Brown moved to approve the Payment of Claims; seconded by Director Douglass. Motion passed unanimously.
- d. Insurance Payment Update: Mr. Walker explained the District paid an update on the insurance in August, but the invoice they sent included the payment for the

remainder of the year that was already paid for. The negative amount was the refund from that overpayment.

- e. Public Hearing on the adoption of Resolution approving the 2022 Budget: Mr. Walker explained the 2022 Budget does not propose a change to the capital improvement fee. There are no projected tap fees for 2022 or income from Trout Haven, and the projected income from the capital improvement fee is \$306,000. \$240,000 in projected expenses and the debt service payment total an estimated \$306,000 for a balanced budget without a \$20,000 contingency, so Mr. Walker recommends keeping the fees the same for 2022. Mr. Walker discussed the bond budget. He explained the mill levy that pays for only bonds could be reduced to 22 mills from 24 mills and would still cover the bond payoff in 2030 plus an additional \$30,000 for the reserve. Mr. Walker recommends reducing the mill levy from 24 to 22 mills due to the increase in income from assessed valuations. Mr. Walker confirmed the mill levy could be raised back to 24 mills per the Service Plan if there were a drop in assessed valuations in the future. Director Brown commented that he agrees with lowering the mill levy to 22 mills. President Coffman and Director Douglass commented they are against lowering the mill levy. Mr. Walker noted the mill levy must be certified to the Treasurer by December 15th. President Coffman opened the Public Hearing at 5:58 PM on the adoption of the 2022 Budget. Mr. Winterer commented that he agrees with keeping the mill levy at 24 mills to protect the District from a drop in assessed valuations and would not want to lower the mill levy until it is closer to the end of bond payments. He noted that money could always be given back at the end, and he likes the 2022 Budget at 24 mills. After no additional public comment, President Coffman closed the Public Hearing at 6:00 PM. Director Claassen asked about a list of capital improvements and recommendations. Mr. Walker said he will begin that process and provide a list for the Board to review at the next meeting. Director Claassen moved to adopt the Resolution approving the 2022 Budget; seconded by Director Brown. Motion passed unanimously.

3. MANAGEMENT MATTERS

- a. Update on Exclusion Process with Teller County: Mr. Walker reported he is in contact with the Planning Director's supervisor who is an Arabian Acres resident. Teller County has requested a plan to advertise for their hearing which Mr. Walker has provided. The hearing is anticipated for early January and will be advertised in the newspaper and on the District's website. The hearing for the Service Plan Amendment is also anticipated for early January.
- b. Construction Update – deferred until 2022: Mr. Walker reported the repair and resurface of the water tank is deferred until Spring 2022. HR Green was hired as the Engineer for the project. The Board discussed notifying the customers during the repairs.
- c. Board Vacancies: Mr. Walker reported he received notice of an interested party once there is a Board vacancy.

4. LEGAL MATTERS

- a. Consider adoption of Resolution 2021-11-01; To Certify Certain Delinquent Water

Service Fees, Rates, Tolls, Penalties, Charges, and Assessments: Mr. Walker presented Resolution 2021-11-01; To Certify Certain Delinquent Water Service Fees, Rates, Tolls, Penalties, Charges, and Assessments. Mr. Walker explained the delinquent water charges will be certified to the County Treasurer for collection. Director Claassen moved to adopt Resolution 2021-11-01; To Certify Certain Delinquent Water Service Fees, Rates, Tolls, Penalties, Charges, and Assessments; seconded by President Coffman. Motion passed unanimously.

- b. Consider adoption of Resolution for Calling Election: Mr. Walker explained the Resolution for Calling Election designates Mr. Downie as the designated election official and outlines the requirements for the Election. Mr. Walker recommended the Board table the adoption for next month to provide time for review.

5. OPERATIONS

- a. ORC Report: Mr. Willow presented the ORC Report. He reported the tap was done at 65 Gerka. KA Excavation will be scheduled for mediating the freezing issue on the service line at 310 Gerka. Mr. Willow noted the insulation disks were not delivered so he is installing the R15 insulation in meter pits that needed the extra insulation.

6. PUBLIC COMMENT: Mr. Winterer commented that the Board is doing a good job and he appreciates the effort. He expressed concern over the possibility of frozen pipes and meters.

7. ADJOURNMENT: Director Claassen moved to adjourn at 6:24 PM; seconded by Director Brown. Motion passed unanimously.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 17, 2021 MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

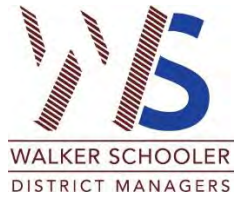
Allan Brown

Stan Claassen

Edith Coffman

Elizabeth Douglass

Lanny Hoel



Arabian Acres Metropolitan District
Balance Sheet
 As of November 30, 2021

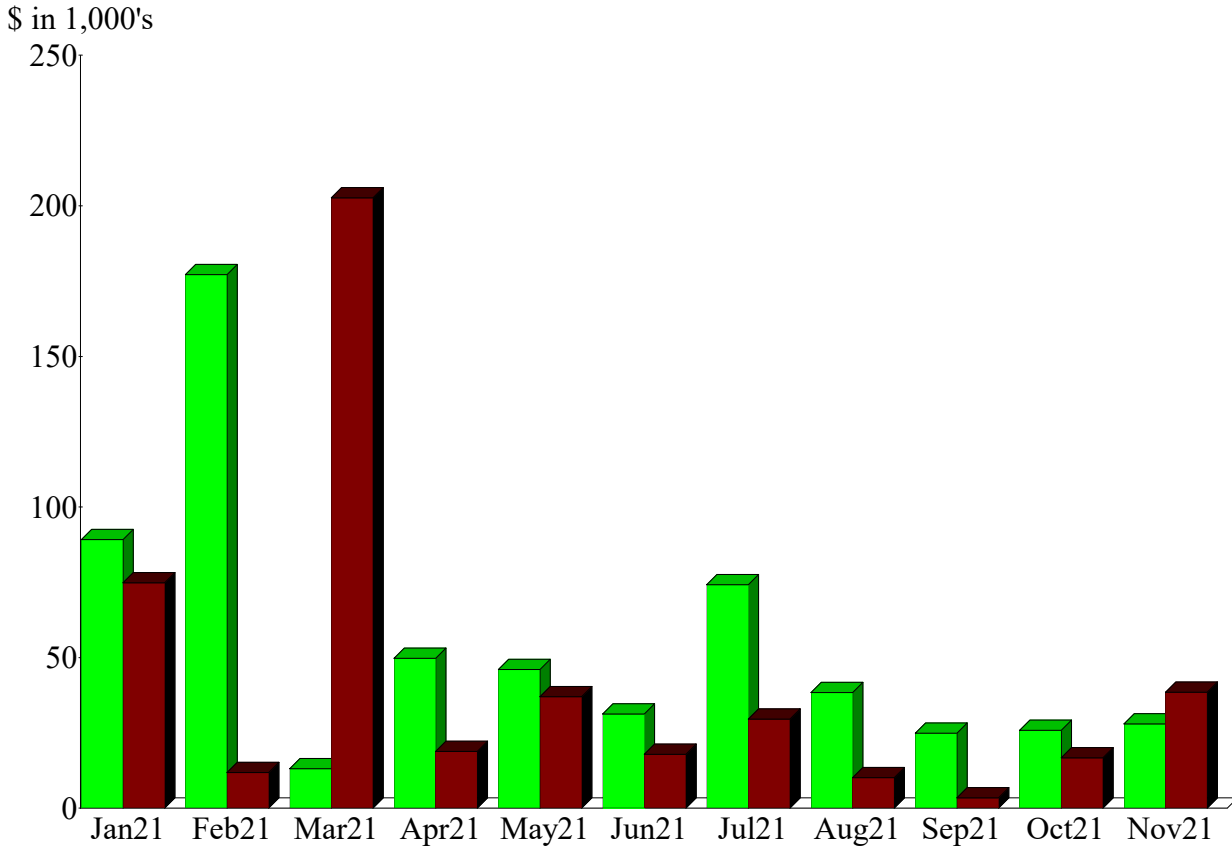
	<u>Nov 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	364,179.21
2-1000 · COLOTRUST 4001	45,816.25
2-1020 · COLOTRUST Reserve 8002	31,982.84
3-1000 · COLOTRUST-Capital Reserve 8003	<u>237,520.99</u>
Total Checking/Savings	679,499.29
Accounts Receivable	
1-1200 · Accounts Receivable	<u>31,069.15</u>
Total Accounts Receivable	31,069.15
Other Current Assets	
1-1300 · Property Tax Receivable	<u>5,711.28</u>
Total Other Current Assets	<u>5,711.28</u>
Total Current Assets	716,279.72
Fixed Assets	
1-1850 · Construction in Progress	<u>2,400,793.62</u>
Total Fixed Assets	2,400,793.62
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>-514,745.00</u>
Total Other Assets	<u>1,725,226.45</u>
TOTAL ASSETS	<u>4,842,299.79</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1-2000 · Accounts Payable	<u>10,842.90</u>
Total Accounts Payable	10,842.90
Other Current Liabilities	
1-2050 · Retainage Payable	107,100.00
1-2020 · Accrued Interest	9,885.30
2-2200 · Deferred Revenue-Property Taxes	<u>5,711.28</u>
Total Other Current Liabilities	<u>122,696.58</u>
Total Current Liabilities	133,539.48
Long Term Liabilities	
DWRP 1.5 Million Loan	1,079,882.63
2-2400 · 2007 Bonds Payable	970,000.00
2-2440 · Natural Rural Water	37,607.54
3-4090 · CWCB Meter Loan 400K	<u>194,739.20</u>
Total Long Term Liabilities	<u>2,282,229.37</u>
Total Liabilities	2,415,768.85
Equity	
30000 · Opening Balance Equity	215,933.51
32000 · Retained Earnings	2,074,155.60
Net Income	<u>136,441.83</u>
Total Equity	<u>2,426,530.94</u>
TOTAL LIABILITIES & EQUITY	<u>4,842,299.79</u>

Arabian Acres Metropolitan District Profit & Loss Budget vs. Actual January through November 2021

	TOTAL				
	Nov 21	Jan - Nov 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
1-4000 · Capital Improvement Fees	9,694.37	95,692.91	120,000.00	-24,307.09	79.74%
1-4030 · Late Fee Revenue	251.25	2,085.00	0.00	2,085.00	100.0%
1-4050 · Water Service Fee	7,712.84	95,822.91	107,503.00	-11,680.09	89.14%
1-4070 · Water Tap Fees	0.00	8,000.00	0.00	8,000.00	100.0%
1-4080 · Water Usage	9,215.89	86,020.04	80,000.00	6,020.04	107.53%
1-4090 · Trout Haven Exclusion Deposits	0.00	8,400.00	0.00	8,400.00	100.0%
2-4400 · Property Tax Revenue	0.00	117,460.80	122,843.28	-5,382.48	95.62%
2-4450 · Specific Ownership Tax	1,134.87	11,614.72	8,599.03	3,015.69	135.07%
2-4460 · Restitution	16.77	203.31	0.00	203.31	100.0%
2-4470 · State Senior/ Veteran Funds	0.00	6,507.19	0.00	6,507.19	100.0%
3-4000 · Grant Funds					
3-4110 · DOLA Grant \$1 Million	0.00	166,133.34	0.00	166,133.34	100.0%
3-4000 · Grant Funds - Other	0.00	0.00	0.00	0.00	0.0%
Total 3-4000 · Grant Funds	<u>0.00</u>	<u>166,133.34</u>	<u>0.00</u>	<u>166,133.34</u>	<u>100.0%</u>
Total Income	<u>28,025.99</u>	<u>597,940.22</u>	<u>438,945.31</u>	<u>158,994.91</u>	<u>136.22%</u>
Gross Profit	28,025.99	597,940.22	438,945.31	158,994.91	136.22%
Expense					
1-6020 · Bank Service Charges	0.00	7.00	300.00	-293.00	2.33%
1-6050 · District Management-Operating	3,908.37	42,992.07	43,000.00	-7.93	99.98%
1-6060 · Dues Fees and Subscriptions	46.64	1,691.27	2,500.00	-808.73	67.65%
1-6065 · Engineering O&M	2,357.25	2,357.25	3,000.00	-642.75	78.58%
1-6080 · Insurance Expense-Operating	0.00	2,072.00	8,000.00	-5,928.00	25.9%
1-6090 · Office Supplies	0.00	0.00	200.00	-200.00	0.0%
1-6100 · Postage and Copies-Operating	116.25	2,889.94	2,000.00	889.94	144.5%
1-6110 · Audit	0.00	7,100.00	8,000.00	-900.00	88.75%
1-6120 · Directors Fees	500.00	6,500.00	7,500.00	-1,000.00	86.67%
1-6130 · Legal					
1-6135 · Trout Haven Exclusions	0.00	1,768.25	0.00	1,768.25	100.0%
1-6130 · Legal - Other	0.00	2,613.75	15,000.00	-12,386.25	17.43%
Total 1-6130 · Legal	<u>0.00</u>	<u>4,382.00</u>	<u>15,000.00</u>	<u>-10,618.00</u>	<u>29.21%</u>
1-6150 · Water Billing	675.00	7,425.00	8,000.00	-575.00	92.81%
1-6160 · Other Expense	0.00	1,260.44	0.00	1,260.44	100.0%
1-6170 · Chemicals and Supplies	0.00	693.88	2,000.00	-1,306.12	34.69%
1-6180 · ORC Fees-Operating	3,307.50	37,492.50	48,000.00	-10,507.50	78.11%
1-6190 · Repairs and Maintenance	0.00	31,710.19	15,000.00	16,710.19	211.4%
1-6210 · Utilities	1,571.03	9,416.36	12,500.00	-3,083.64	75.33%
1-6220 · Water Distribution Purchases	0.00	14,300.00	10,000.00	4,300.00	143.0%
1-6230 · Water Testing	21.00	993.00	7,000.00	-6,007.00	14.19%
2-6240 · Treasurer Collection Fee	0.00	3,517.42	1,842.65	1,674.77	190.89%
3-6000 · Capital Outlay					
3-6002 · DOLA 1 Million Grant	0.00	109,812.45	0.00	109,812.45	100.0%
3-6000 · Capital Outlay - Other	0.00	114,678.16	0.00	114,678.16	100.0%
Total 3-6000 · Capital Outlay	<u>0.00</u>	<u>224,490.61</u>	<u>0.00</u>	<u>224,490.61</u>	<u>100.0%</u>
3-6050 · District Management	0.00	0.00	12,000.00	-12,000.00	0.0%
3-6100 · Postage and Copies	70.08	161.53	0.00	161.53	100.0%
3-6180 · ORC Fees	0.00	0.00	0.00	0.00	0.0%
63400 · Interest Expense	0.00	7,168.75	0.00	7,168.75	100.0%
Total Expense	<u>12,573.12</u>	<u>408,621.21</u>	<u>205,842.65</u>	<u>202,778.56</u>	<u>198.51%</u>
Net Ordinary Income	15,452.87	189,319.01	233,102.66	-43,783.65	81.22%
Other Income/Expense					
Other Income					
1-7020 · Interest Income - Operating	0.00	0.00	6,000.00	-6,000.00	0.0%
2-7000 · Interest Income	6.38	241.71	2,500.00	-2,258.29	9.67%
Total Other Income	<u>6.38</u>	<u>241.71</u>	<u>8,500.00</u>	<u>-8,258.29</u>	<u>2.84%</u>
Other Expense					
2-8000 · Bond Interest	25,790.00	51,580.00	51,580.00	0.00	100.0%
2-8050 · National Rural Water Interest	194.36	1,288.89	1,288.89	0.00	100.0%
2-8080 · Trustee Fees	0.00	250.00	500.00	-250.00	50.0%
Total Other Expense	<u>25,984.36</u>	<u>53,118.89</u>	<u>53,368.89</u>	<u>-250.00</u>	<u>99.53%</u>
Net Other Income	<u>-25,977.98</u>	<u>-52,877.18</u>	<u>-44,868.89</u>	<u>-8,008.29</u>	<u>117.85%</u>
Net Income	<u>-10,525.11</u>	<u>136,441.83</u>	<u>188,233.77</u>	<u>-51,791.94</u>	<u>72.49%</u>

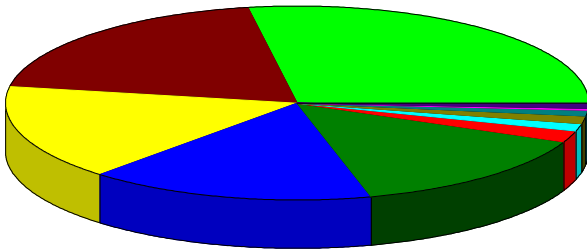
Income and Expense by Month
January through November 2021

Income
Expense



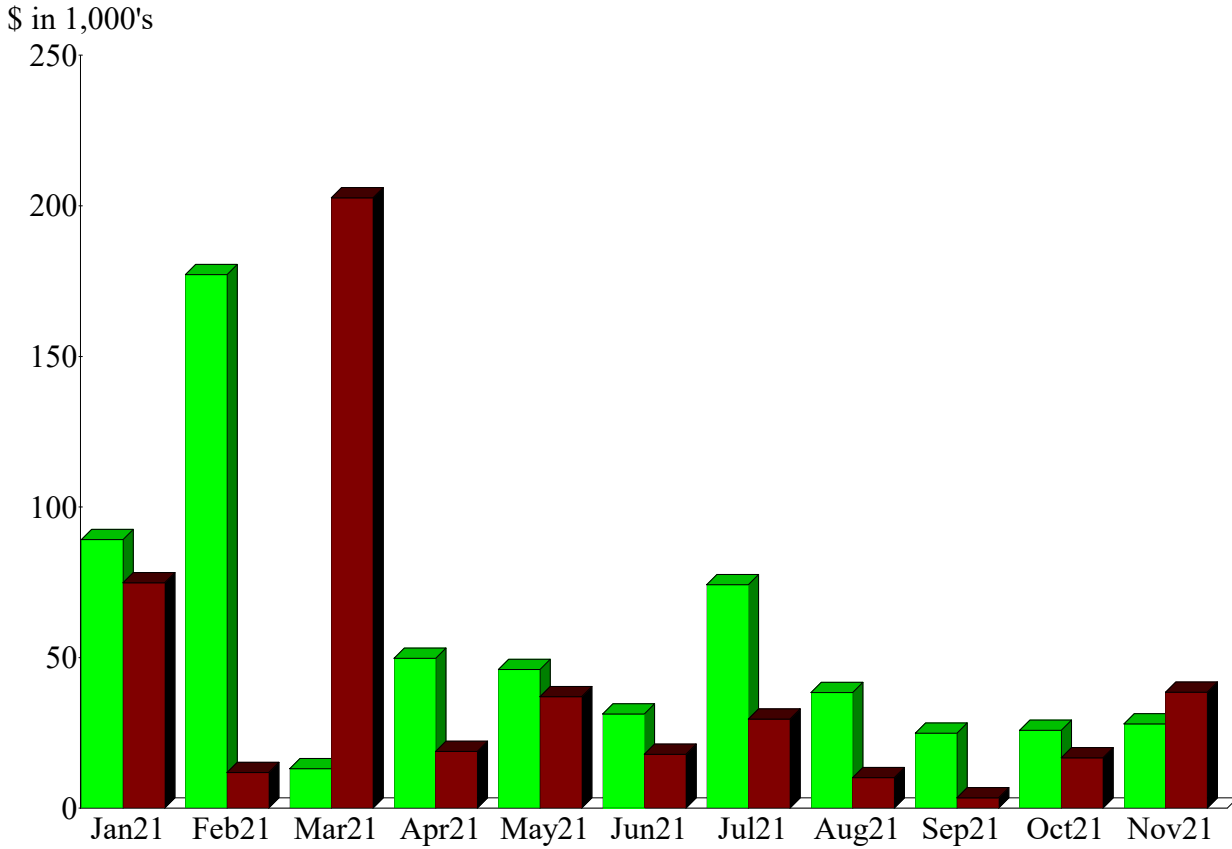
Income Summary
January through November 2021

3-4000 · Grant Funds	27.77%
2-4400 · Property Tax Revenue	19.64
1-4050 · Water Service Fee	16.02
1-4000 · Capital Improvement Fees	16.00
1-4080 · Water Usage	14.38
2-4450 · Specific Ownership Tax	1.94
1-4090 · Trout Haven Exclusion Deposits	1.40
1-4070 · Water Tap Fees	1.34
2-4470 · State Senior/ Veteran Funds	1.09
1-4030 · Late Fee Revenue	0.35
Other	0.07
Total	\$598,181.93



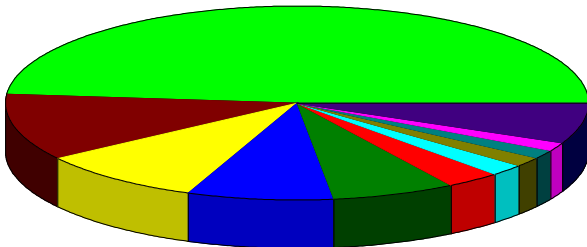
By Account

Income and Expense by Month
January through November 2021

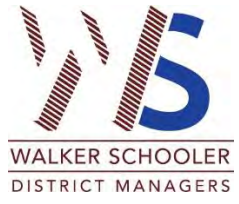


Expense Summary
January through November 2021

3-6000 · Capital Outlay	48.62%
2-8000 · Bond Interest	11.17
1-6050 · District Management-Operating	9.31
1-6180 · ORC Fees-Operating	8.12
1-6190 · Repairs and Maintenance	6.87
1-6220 · Water Distribution Purchases	3.10
1-6210 · Utilities	2.04
1-6150 · Water Billing	1.61
63400 · Interest Expense	1.55
1-6110 · Audit	1.54
Other	6.08
Total	\$461,740.10



By Account



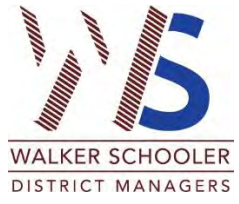
Arabian Acres Metropolitan District

PAYMENT REQUEST

12/15/2021

GENERAL FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Edith Coffman	12152021EC	12/15/2021	\$ 100.00		\$ 100.00	
Lanny Hoel	12152021LH	12/15/2021	\$ 100.00		\$ 100.00	
Elizabeth Douglas	12152021ED	12/15/2021	\$ 100.00		\$ 100.00	
Allan Brown	12152021AB	12/15/2021	\$ 100.00		\$ 100.00	
Stan Claassen	12152021SC	12/15/2021	\$ 100.00		\$ 100.00	
CO Special Dist Prop & Liab Pool	POL-0010532	12/7/2021	\$ 12,766.00		\$ 12,766.00	
Core Electric Coop	43183502	11/19/2021	\$ 283.64		\$ 283.64	ACH
Core Electric Coop	43071702	11/19/2021	\$ 74.01		\$ 74.01	ACH
Core Electric Coop	40299901	11/19/2021	\$ 111.84		\$ 111.84	ACH
Core Electric Coop	40032202	11/19/2021	\$ 279.95		\$ 279.95	ACH
Core Electric Coop	40045402	11/19/2021	\$ 126.03		\$ 126.03	ACH
Dana Kepner Company	1545610-00	12/7/2021	\$ 1,388.97		\$ 1,388.97	
El Paso County Public Health	113021	11/30/2021	\$ 21.00		\$ 21.00	
High Tide Technologies	20215194	12/1/2021	\$ 1,200.00		\$ 1,200.00	
HR Green, Inc	147983	11/11/2021	\$ 2,357.25		\$ 2,357.25	
J.A. Excavation & Septic's LLC	113021	11/30/2021	\$ 500.00		\$ 500.00	
J.A. Excavation & Septic's LLC	113021-1	11/30/2021	\$ 2,807.50		\$ 2,807.50	
Key Bank Credit Card	102721	12/1/2021	\$ 11.94		\$ 11.94	ACH
Mailing Services Inc	15906	11/15/2021	\$ 116.25		\$ 116.25	
National Rural Water Association	120121	12/1/2021	924.10		\$ 924.10	
UNCC	221090066	9/30/2021	44.88		\$ 44.88	
UNCC	221100063	10/31/2021	36.96		\$ 36.96	
UNCC	221110067	11/30/2021	19.80		\$ 19.80	
Walker Schooler District Managers	6928	11/30/2021	4,680.29		\$ 4,680.29	
TOTAL			\$ 28,250.41	\$ -	\$ 28,250.41	



**RESOLUTION OF BOARD OF DIRECTORS
CALLING ELECTION**

ARABIAN ACRES METROPOLITAN DISTRICT

§§ 32-1-804, 1-1-111(2), 1-13.5-1103(1), and 1-13.5-513(1)

At a meeting of the Board of Directors (the “Board”) of the Arabian Acres Metropolitan District (the “District”), it was moved to adopt the following Resolution:

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, pursuant to § 32-1-804, C.R.S., the Board governs the conduct of regular and special elections for the District; and

WHEREAS, the Board anticipates holding a regular election on May 3, 2022, for the purpose of electing directors and desires to take all actions necessary and proper for the conduct thereof (the “Election”); and

WHEREAS, the Election shall be conducted pursuant to the Special District Act, the Colorado Local Government Election Code and the Uniform Election Code of 1992, to the extent not in conflict with the Colorado Local Government Election Code, including any amendments thereto, and shall also comply with Article X, § 20 of the Colorado Constitution (“TABOR”), as necessary; and

WHEREAS, pursuant to § 1-1-111(2), C.R.S., the Board is authorized to designate an election official (the “Designated Election Official”) to exercise authority of the Board in conducting the Election; and

WHEREAS, pursuant to § 1-13.5-513(1), C.R.S., the Board can authorize the Designated Election Official to cancel the Election upon certain conditions.

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

1. The Board hereby calls the Election for the purpose of electing directors. The Election shall be conducted as an independent mail ballot election in accordance with § 1-13.5-1101, *et seq.*, C.R.S.

2. The Board names Kevin Walker of WSDM, LLC dba Walker Schooler District Managers as the Designated Election Official for the Election. The Designated Election Official shall act as the primary contact with the County and shall be primarily responsible for ensuring the proper conduct of the Election.

3. Without limiting the foregoing, the following specific determinations also are made:
 - a. The Board hereby directs general counsel to the District to approve the final form of the ballot to be submitted to the eligible electors of the District and authorizes the Designated Election Official to certify those questions and take any required action therewith.
 - b. The Board hereby directs general counsel to the District to oversee the general conduct of the Election and authorizes the Designated Election Official to take all action necessary for the proper conduct thereof and to exercise the authority of the Board in conducting the Election, including, but not limited to, appointment, training and setting compensation of election judges and a board of canvassers, as necessary; all required notices of election, including notices required pursuant to TABOR; printing of ballots; supervision of the counting of ballots and certification of election results; and all other appropriate actions.
4. The District shall be responsible for the payment of any and all costs associated with the conduct of the Election, including its cancellation, if permitted.
5. The Board hereby ratifies any and all actions taken to date by general counsel and the Designated Election Official in connection with the Election.
6. The Board hereby authorizes and directs the Designated Election Official to cancel the Election and to declare the candidates elected if, at the close of business on the sixty-third day before the Election, or at any time thereafter, there are not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates, and so long as the only ballot questions are for the election of candidates. The Board further authorizes and directs the Designated Election Official to publish and post notice of the cancellation as necessary and file such notice and cancellation resolutions with the County Clerk and Recorder and with the Division of Local Government, as required. The Designated Election Official shall also notify the candidates that the Election was canceled and that they were elected by acclamation.
7. This Resolution shall remain in full force and effect until repealed or superseded by subsequent official action of the Board.

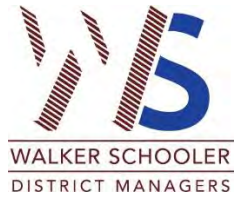
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ADOPTED THIS 15th DAY OF DECEMBER, 2021.

ARABIAN ACRES METROPOLITAN DISTRICT

Officer of the District

ATTEST:



ARABIAN ACRES METROPOLITAN DISTRICT

MONTHLY OPERATIONS REPORT

November 6, 2021 to December 6, 2021

Submitted by: Lynn Willow, O.R.C/Operator

TOTAL WATER PUMPED

Control A 377,264

Control B 193,779

TOTAL PURCHASED WATER

Trucked – 0

(Amount actually received per each 4,000 gallon load is generally 200-300 gallons less due to standard and typical hauling losses)

OPERATIONS & MAINTENANCE ISSUES

- 1) Read, recorded, and turned in meter reads.
- 2) Last water testing of the year for the state (Nitrate) was taken.
- 3) The wells are taking a little longer to fill the tank. I believe this is due to the drought and the amount of water we can pump.
- 4) Meter pit insulation disk have arrived. They are being installed.

OTHER BUSINESS:

Please call for water turn off, if you are planning to leave for an extended period of time this winter and remember to check the AAMD website for hints on how to protect your inside water lines during the winter months.