



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

June 15, 2022 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

Also in attendance were:

Kevin Walker, WSDM
Rebecca Hardekopf, WSDM
Lynn Willow, ORC
Jason Downie
Bryan Johnson

1) ADMINISTRATIVE MATTERS

- a) Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:31 PM and confirmed a quorum with all Directors 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 Shepard moved to approve the Agenda as presented; seconded by Director Douglass. Motion passed unanimously.
- d) Consider Approval of Meeting Minutes from April 20, 2022 and May 18, 2022: Ms. Hardekopf noted the Board of County Commissioners did not have the Minutes from their meeting drafted yet, but the Resolution is included. Director Douglass moved to approve the April 20, 2022 Meeting Minutes; seconded by Director Hoel. Motion passed unanimously. Director Hoel moved to approve the May 18, 2022 Meeting Minutes; seconded by Director Douglass. Motion passed unanimously.

2) FINANCIAL MATTERS

- a) Review of Billing and Collection Status: President Coffman discussed a customer who is always paying at the last minute which is causing a disturbance. She discussed considering a charge for Mr. Willow and Kelly for going out for the shutoff. Ms. Hardekopf noted that water must be turned back on within 48 or 72 hours after payment according to the law. She suggested a charge for the shutoff notice. Mr. Downie explained that the Board could adopt an additional fee or trip charge to help prevent this customer from abusing the current system. The Board discussed imposing a new posting fee of \$50 and a \$100 trip charge fee even if the water is not turned off. The Board requested the new fees be on the Agenda for consideration at next month's meeting with the required 30-day notice published. Ms. Hardekopf presented the Billing and Collection status.

- b) Review and Accept the May 31, 2022 Unaudited Financial Status: Ms. Hardekopf presented the May 31, 2022 Unaudited Financial Status. President Coffman requested detail on the legal payments and charges associated with the Trout Haven Exclusions. Mr. Walker noted the payments received from the exclusion petitioners will be used to pay the associated legal costs. Mr. Downie noted other matters that benefited the District including the changes to the requirements and modifications of the service plan that were not directly related to the exclusions. President Coffman disagreed that the service plan modifications benefitted the District. Director Douglass moved to accept the May 31, 2022 Unaudited Financial Status; seconded by Director Shepard. Motion passed unanimously.
 - i. Discuss the February Leak cost total: Ms. Hardekopf reported that \$20,000 has been spent for the February leak with an anticipated total cost of \$30,000. Mr. Walker noted he is still waiting to hear back from Velocity regarding the incorrect parts used during installation.
- c) Confirm the Line of Credit Amount with Ferguson Water Works: Ms. Hardekopf confirmed the line of credit amount is \$1,000.
- d) Review and Approve the Payment of Claims: Ms. Hardekopf presented the Payment of Claims. Mr. Willow will confirm with Kelly on the separation of work done for the leak and tank. After review, Director Shepard moved to approve the Payment of Claims; seconded by Director Hoel. Motion passed unanimously.
- e) 2021 Audit Update: Ms. Hardekopf noted the 2021 Audit will be ready for Board review at the July meeting.

3) MANAGEMENT MATTERS

- a) Discuss New Process and Fees for any Future Petitions of Exclusions: Mr. Walker requested the Board table this item until the July Board meeting to allow more time to review with legal counsel. President Coffman requested the Board be paid for the time it takes to do the exclusions. Mr. Walker explained that State statute has limits on what the Board can be paid. President Coffman commented that she thinks they should all call for an extra meeting for the future exclusions. Mr. Downie explained if the Board decides an additional meeting is necessary then it could be included as part of the cost for exclusion.

4) LEGAL MATTERS

- a) Review and Approve Resolution that Confirms Exclusions of Property: Mr. Downie explained the previous four Resolutions were passed contingent upon the County's approval and the County has now effectively approved them. This is the final Resolution now that the contingencies have been satisfied. After review, Director Douglass moved to approve the Resolution that confirms exclusions of property; seconded by Director Shepard. Motion passed unanimously.

5) OPERATIONS

- a) ORC Report: Mr. Willow presented the Operator's Report.
- b) Update on Tank Coating Project: The tank coating project has been completed.
- c) Leak Data Report: There was no discussion.

- 6) PUBLIC COMMENT:** Director Douglass discussed the fire mitigation done at Denwood by No Flow Co. She noted they plan to burn the slash soon but there is not an exact timeline yet. There was no additional public comment.

7) **ADJOURNMENT:** Director Hoel moved to adjourn the meeting at 6:49 PM; seconded by Director Shepard. Motion passed unanimously.

THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR WEDNESDAY, JULY 20, 2022 AT 5:30 PM.

Respectfully Submitted,
Walker Schooler District Managers


DocuSigned by:

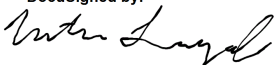
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By: Recording Secretary


THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 15, 2022 REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

DocuSigned by:

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Edith Coffman

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Elizabeth Douglass

Lanny Hoel
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Martin Lempecki

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Jennifer Shepard