

**WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING
September 11, 2023
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on September 11, 2023. The following meeting minutes reflect the primary discussion points and any formal actions taken by the Board of Directors.

The meeting notice and agenda were posted at least 24 hours in advance at the designated location within the District boundaries and on the website.

Members of the Board of Directors in attendance included Don McAllister, Curtis Wackerle, Grant Purcell, & Patty Hamilton thereby a quorum was in attendance. Also present were Mark & MaryAnn Thompson, John Pew, Brad Matthews, Krystin Oda Bergstresser. Rachel Fulfer attended a portion of the meeting.

Meeting Agenda & Action Items:

1. Call to Order/Roll Call. (2 min) 6:05 pm
2. Consideration of the agenda. (2 min)
3. Consideration and adoption of the minutes from the meeting of March 6, May 1, June 3, and July 10, 2023. (2 min)

Donny motioned to adopt minutes from March 6, May 1, June 3, and July 10, 2023, Curtis seconded, approved unanimously.

4. Consideration and appointment of director to fill the vacant chair. (5 min)

Donny motioned to appoint Susie Jimenez to the board of directors, Curtis seconded, approved unanimously.

5. Operator in Responsible Charge Report (5 min)
6. Property Manager Report (5 min)
 - A. Property manager/district planner role
 - B. Infrastructure improvement timeline
7. Administrator's Report (5 min)
8. Treasurer's Report (5 min)

9. Old Business

- A. Review of Protective Covenants and discussion on amendments
- B. Laundromat progress
- C. Woodystock review
- D. Parking enforcement & Tavern/Fly shop traffic

10. New Business (20 min)

11. Public Comment – Citizens may take up to three minutes to address the Board.

12. Agenda Items for the November 2023 meeting. (5 min)

13. Adjourn

Meeting Notes:

1. Donny, Patty & Curtis were in attendance, and a quorum was present.
2. Agenda approved
3. Minutes were adopted
4. Tabled
5. Kyra Gregory with the CDPHE has been working on the drinking water portal. Grant G has been working on funding to assist with the costs that the WWTP has been incurring; there are grants available as well as low interest loans that would be available. There will be an inspection on 9/27/23 and Grant, Adrian, and Ruben are working with Kyra on what to expect during that inspection. Most likely, the District is looking at fines and due to lack of paperwork from the previous ORC and possible violations.
6. Grant G has proposed an updated contract to move into the role of District manager and planner versus the day to day property manager.
7. None
8. Krystin shared that the budget is in the red due to the multiple matters that have come up this year. The district has not yet had to pull from the Capital Reserve, but it may head that way. Grant G is aggressively pursuing funding to assist with the improvements.
9. A. TABLED until 2024
B. The Woody Creek Caucus has proposed being involved with the laundromat improvements and has expressed interest in using the facility as their meeting

space. The board will continue the discussion as the improvements are made about the use of the space.

C. Rachel shared that the Woodstock event was successful and brought the community together in such a positive way. The event was successful in raising funds for community improvements.

D. Signs have been ordered for delivery trucks and taxi services.

10. Jackie & Brad Matthews received a violation notice from the county regarding the height of their fencing. The board approved moving forward with a notice of noncompliance to resolve the matter.

11. MaryAnn requested the tavern be contacted about their mop bucket dumping, asked if the WCMD would survey the Curtis lot, MaryAnn requested the records of A/R be posted.

Patty asked about naming the park/open space.

12. Infrastructure improvement timeline, Prop mgmt/district planner role

13. Meeting adjourned 7:58 pm

Minutes prepared by Krystin Oda Bergstresser - Administrator