

**WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING
September 19, 2022
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on September 19, 2022. 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, Nikki Allen, Patty Hamilton, Curtis Wackerle & Grant Purcell, thereby a quorum was in attendance. Also present were Krystin Oda Bergstresser, MaryAnn Thompson, Grant Gladson. Marissa Peck 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 & adoption of meeting minutes from July 11, 2022 (2 min)

Donny moved to adopt the minutes from July 11, 2022, Patty seconded, and this item was approved.

4. Property managers report. (5 min)
 - A. Wastewater Treatment/Odor
 - B. Open space/parking
 - C. Irrigation system

****Added item Donny moved that Seter and Vander Wall file a lien with Pitkin County in regards to the delinquent balance on the 215 Woody Creek Plaza property, Patty seconded, and this item was approved.**

5. Old Business

- A. Shed Utility Fees

Donny moved that utility fees be included in the land use agreement and that the is responsible for the expense, Patty seconded, and this item was approved.

B. A/R

6. New Business (10 min)
 - A. Payment method options
 - B. Tavern seating expansion
 - C. Speed bump on River Rd
7. Public Comment – Citizens may take up to three minutes to address the Board. (5-15 min)
8. Agenda Items for the November 2022 meeting. (5 min)
9. Adjourn 7:50 pm

Meeting Notes:

1. Donny, Nikki, Patty, Curtis & Grant P were in attendance, and a quorum was present.
2. Item added for Marissa Peck from Seter & Vander Wall P.C.
3. The July 11, 2022 minutes were adopted.
4. A. Grant G had the original engineers on board to advise regarding the sewer odor. It was found that the Tavern grease traps had not been cleaned for a year and are a major contributor to the unpleasant smell. The traps were pumped and the lines were jetted. Craig has committed to paying for the costs to troubleshoot the issue and will stick to a schedule to pump the traps. There is still a little odor and Grant is working on resolving the issue. The board thanked Grant for his prompt action and attentiveness to this matter.

B. Most of the open space/playground project is complete.

C. For the irrigation system, the computer board failed, and thus caused the disruption. The manufacturer will reimburse the Metro for the repair costs.

Donny thanked Grant for all his work this summer. Curtis requested the playground be stained and examined for any loose parts and safety issues.

**Added - Marissa Peck from Seter and Vander Wall requested, and was granted, a motion to file a lien w/ the county to protect the district's interest in regards to the 215 Woody Creek Plaza Aldrich property.

5. A. Grant explained the spike in utility fees for the sheds has been significant. The board agreed that utilities need to be billed back to the occupant in the land use agreement.
B. Donny reviewed the delinquency process and policy.
6. A. Grant P expressed that it would be extremely helpful to have a pay online option. Krystin will set up online payment options on the website.

B. Craig approached Grant G about an expansion of 30 seats. Grant mentioned that from a sewer/water treatment perspective, the system could handle the increase. It was brought to the board's attention that the commercial entities account for roughly 50% of the pressure put on the treatment system. The board will discuss and consider a plan to raise the utility fees accordingly so the metro is not subsidizing the commercial entities utility costs. There could be an election down the road to annex the properties so they are taxed accordingly. The board is concerned about the influx of tavern guests and it was mentioned that patrons of the tavern have been urinating on residents' properties if the facilities are occupied.

C. Curtis would like to canvas the neighborhood to see if there is support in moving forward with the county in regards to additional speed bumps or crosswalks on River Rd.
7. Mary Ann - Mentioned signs behind the tavern "mean nothing"; she did not see the agenda at the post office or online; asks the board and residents be cautious of supporting the additional seating at the tavern.

Patty - asked if the Metro could post signs for delivery trucks and not have the trash and recycle truck drive through the neighborhood streets.
8. Petition for annual bus service
9. Meeting adjourned. 8:08pm

Minutes prepared by Krystin Oda Bergstresser - Administrator