

**WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING
January 15, 2024
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on January 15, 2024. 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 & Patty Hamilton thereby a quorum was in attendance. Also present were John Edwards, Grant Gladson, Joel Drew (Seter, Vander Wall & Mielke attorney) & Krystin Oda Bergstresser.

Meeting Agenda & Action Items:

1. Call to Order/Roll Call. (2 min) 6:02PM
2. Consideration of the agenda. (2 min)
3. Consideration and adoption of the minutes from the meeting of November 6, 2023. (2 min)

Donny motioned to adopt minutes from November 6, 2023, Patty seconded, approved unanimously.

4. Property managers report. (5 min)
 - A. Property manager/district planner scope of work review & consideration

Donny motioned to change Grant Gladson's title from Property Manager to District Manager and approve additional hours to apply for funding, Patty seconded, approved unanimously.

5. Treasurer's Report. (5 min)
6. Consideration of utility fee adjustment for residential properties and shed fees. (5-10 min)

Donny motioned to increase the residential utility fee to \$81/month, Patty seconded, approved unanimously.

7. Old Business

- A. Update from Kyra Gregory and Q&A
 - B. Laundromat/Community Building & WC Caucus contract
 - C. Park name, signage
8. New Business (20 min)
 9. Public Comment – Citizens may take up to three minutes to address the Board.
 10. Agenda Items for the March 2024 meeting. (5 min)
 11. Adjourn

Meeting Notes:

1. Donny, Patty & Curtis were in attendance, and a quorum was present.
2. Agenda approved with the addition of Certification of Balances to Pitkin County
3. Minutes were adopted, Board certified customer balances turned over to Pitkin County for collection.
4. The inspection with the state went well and they have been very helpful in resolving issues and getting back to regulation standards. They are finding that the BOD material (organic solids) are over the license limit. The state will most likely require an expansion on the operations. Grant is working towards getting all the state funding available but the district will be expected to contribute funds to secure loans/grants.
 - A. Grant asked that his title be revised to District Manager as his duties involving the WWTP are above the realms of property management. He requested permission to exceed his contracted hours to secure funding and manage water operations.
5. 2023 is wrapped up and the budget vs actuals report is on the website for viewing. The water treatment improvements led to a severe hit to our reserve but we still have \$290,155 in the Capital reserve account. For 2024 there should be a significant decrease in legal fees as 2023 dealt with the water treatment system and the trouble with 215 & 213.

Due to new legislation, the assessed value of the park was decreased which caused the reduction of funds the district will collect through taxes. Krystin is looking into seeking the \$20k difference in property tax income through a state backfill program.

6. The board discussed the utility fee numbers and how inflation has affected operational costs. The fees have been raised to \$81/mo. Parking and storage fees will be discussed at the next meeting.
7. A.TABLED
B.Donny has not heard from the caucus on renting the laundromat. He believes the renovation requests may have been too extensive. He is working on getting the heating repaired/replaced.
C.TABLED
8. None
9. John Edwards shared his insight on the past with WWTP and funding, thanked the board for their time and commitment.
10. Storage fees, Laundromat update, park name/signage, Woodystock
11. Meeting adjourned 8:15 pm

Minutes prepared by Krystin Oda Bergstresser - Administrator