

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

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on March 6, 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, Nikki Allen, Curtis Wackerle & Grant Purcell, thereby a quorum was in attendance. Also present were Krystin Oda Bergstresser & MaryAnn Thompson. Colin Meilke, Marissa Peck, Ruben Salas attended a portion of the meeting.

Meeting Agenda & Action Items:

1. Call to Order/Roll Call. (2 min) 6:04 pm
2. Consideration of the agenda. (2 min)
3. Operator in Responsible Charge Report (10 min)
4. Property Manager Report (10 min)
5. Discussion of 215 & 213 & utility suspension
6. Discussion of delinquent accounts & policy
7. Old Business
 - A. Discussion regarding annexing extraterritorial properties.
 - B. Discussion of policy on covenant enforcement
8. Executive session
9. Consideration and adoption of the minutes from the meeting of December 28th, 2022, and January 16th & 26th, 2023 . (2 min)

Donny moved to adopt the minutes from the meeting of December 28th, 2022, and January 16th & 26th, 2023, Nikki seconded, and this item was approved.

10. Treasurer's Report (2 min)

11. New Business (20 min)
12. Public Comment – Citizens may take up to three minutes to address the Board.
13. Agenda Items for the May 2023 meeting. (5 min)
14. Adjourn 7:33PM

Meeting Notes:

1. Donny, Nikki, Curtis & Grant P were in attendance, and a quorum was present.
2. Items added discussion of 215 & 213 & utility suspension, discussion of delinquent accounts, executive session, agenda items reordered.
3. Ruben Salas introduced himself as the district's new ORC. He mentioned the team of electricians, IT professionals, and other subcontractors are making headway on updating the WWTP. The odor issues seem to have drastically improved.
4. Grant reported on improvements being performed at the WWTP. Danny is going to work on clearing the streets from snow and slush.
5. The sheriff has served the eviction notice for 215. APCHA has discussed suspending utility services but their board has yet to make a determination on it. Jerry Kiuttu has been taking legal action to ensure the disagreeable occupant cannot return once he is released from jail. Grant P motioned to move forward with shutting off the utilities. The decision was not to move forward with a utility shut off at this time. The board will take all steps possible to support APCHA in the eviction and to expedite the process as quickly as possible.
6. No discussion
7. A. Colin Meilke explained the process of including extraterritorial properties in the district's bounds to collect the proper taxes for supporting the infrastructure. He further explained the bounds of which the district can implement the utility fee to cover the costs of service and pressure on the system.
B. Donny proposed the board review the covenants and discuss possible amendments.
8. Not applicable
9. Minutes were adopted.
10. Reviewed 2022 budget vs actuals. Income was right on par. Gen & admin expenses were over due to issues with 215 & WWTP. The metro expects to recoup a large portion of legal & admin fees spent on the 215 matter.
11. Not applicable

12. Mary Ann commented that there are several vehicles unregistered out back, and would like to see the dump truck moved.
13. Covenant review and possible amendments.
14. Meeting adjourned 7:33 pm

Minutes prepared by Krystin Oda Bergstresser - Administrator