

**WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING
May 16, 2022
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on May 16, 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 thereby a quorum was in attendance. Also present were Krystin Oda Bergstresser, Nikki Allen, Patricia Hamilton, Grant Purcell, MaryAnn Thompson, Peg O'brien, Grant Gladson & Tex Weaver. John Edwards, Matthew Gillen (APCHA), and Colin Mielke attended a portion of the meeting.

Meeting Agenda & Action Items:

1. Call to Order/Roll Call. (2 min) 6:03 pm
2. Consideration of the agenda. (2-5 min)
3. Call for interested parties to fill BOD seats, assign titles (5 min)

Donny moved to appoint Nikki Allen, Grant Purcell, and Patty Hamilton to the vacant director seats, and this item was approved.

4. Consideration & adoption of meeting minutes from March 7, 2022 (2 min)

Donny moved to adopt the minutes from March 7, 2022, and this item was approved.

5. Update on APCHA pilot project (5 min)
6. Property managers report. (5 min)
7. Old Business
 - A. Parking space size discussion/72 Hour lot, trailer spacing
8. New Business (20 min)
 - A. Shed utility fees (5min)
 - B. Open space budget & plan discussion (5-10 min)

9. Public Comment – Citizens may take up to three minutes to address the Board. (5-15 min)
10. Agenda Items for the July 2022 meeting. (5 min)
11. Adjourn 7:50 pm

Meeting Notes:

Donny opened the meeting reminding the attendees that these meetings are for the board of directors to discuss community matters and there is a protocol to be followed. Anyone who wishes to comment must be called upon or wait until the public comment portion of the meeting. Any attendees speaking out of turn or causing a disruption will be muted.

1. Donny was in attendance, and a quorum was present.
2. No changes made to agenda
3. Don appointed Patty Hamilton, Nikki Allen, and Grant Purcell to the board. He called for interested parties to which Curtis Wackerle expressed interest. At the July meeting the board will discuss the candidates of Mark Thompson, Tex Weaver, & Curtis Wackerle.
4. The March 7, 2022 minutes were adopted.
5. Matt Gillen shared updates on the pilot program and APCHA has been holding outreach sessions for discussion. Matt mentioned APCHA is working to repair the relationship between them and residents as a lot of distrust has built up over the years. Mary Ann asked if current residents have an option to qualify for the project and rebuild. Matt said not at this time, but they are working on how to achieve that. Grant P asked about complex bidding and what the exploratory process is on new units. Matt replied that they will most likely use the request for proposal process but is not 100% on it. Patty H asked if current residents had access to any discounted rates that may be being provided to APCHA. Matt said they do not have deals with any vendors or manufacturers at this time. Grant G asked if the 140 project was a test run to see if the project would be financially feasible. Matt said it was and it will be a good indication of if the project would be successful or not. Don thanked Matt for attending the meeting.
6. Grant G gave the update that most of the power poles have been removed, and that only the poles on the Curtis & Weaver properties need to be addressed. There are a lot of materials that make accessing the poles difficult at this time. Irrigation – the new pumps are fired up and there are a few leaks in the system

that are being addressed. Irrigation should now be available about a month earlier than the previous system. Grant mentioned the district has been using more water than permitted which could result in fines.

The fire department was called regarding a sewer odor. They reported that there was not health or safety hazards to the community at this time.

Don addressed the issue that Lanny Curtis's property is a fire hazard. Don reminded everyone that each resident has a \$100 credit with the landfill. The board discussed having a community clean up and that they could assist some of the older residents with clearing their properties.

7. A. Grant said the parking spots will be mapped out and the next step would be road base and grading. Grant suggested a mix use of 50% long term and 50% guest spots for the 72 hour lot.
8. A. The sheds 125 & 126 have electric bills that have been paid for by the metro. Grant asked the board to consider billing the tenants for the utility bills. Grant will include that tenants are responsible for reimbursing the metro for utilities in the land use agreements.

B. Grant & Jackie met to discuss the plans for the open space. The current plan is to put down a border and bedding for the playground, planting Aspen and Blue Spruce trees, and that Earl Rodgers is going to donate picnic benches. Patty, Nikki, and Grant all approved of the plans.
9. Tex Weaver had questions regarding his account and billing. His account balance was explained to him as well as the delinquency policy and balance due.
10. Community clean up, vote on 72 hour spaces, appointment of 5th director.
11. Meeting adjourned. 7:50pm

Minutes prepared by Krystin Oda Bergstresser - Administrator