

**WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING
March 11, 2024
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on March 11, 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, Susie Jimenez, Grant Purcell, Curtis Wackerle & Patty Hamilton thereby a quorum was in attendance. Also present were Grant Gladson, Kyra Gregory, & Krystin Oda Bergstresser. Guy & Rachel Fulfer attended a portion of the meeting.

Meeting Agenda & Action Items:

1. Call to Order/Roll Call. (2 min)
2. Consideration of the agenda. (2 min)
3. Consideration and adoption of the minutes from the meeting of January 15, 2024. (2 min)

Donny motioned to approve the January Minutes, Curtis seconded, approved unanimously.

4. Property managers report. (5 min)
5. Treasurer's Report. (5 min)
6. Consideration of fee adjustment for parking and shed fees. (5-10 min)

Donny motioned to set parking fees to \$35 for the standard and \$60 for the oversized spaces, Susie seconded, approved unanimously. Donny motioned to set storage fees to \$1200/month beginning in April.

7. Old Business

A.Update from Kyra Gregory and Q&A

B.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 May 2024 meeting. (5 min)
11. Adjourn

Meeting Notes:

1. Donny, Susie, Patty, Grant P, & Curtis were in attendance, and a quorum was present.
2. Added Rachel Fulfer update on Woodystock 2024.
3. The board adopted the minutes from January.
4. Grant G shared an update on funding and process with the water improvements. The first step will be an engineering report and funding will require the Metro to contribute funds to match funds received. Grant laid out the timeline and plan for funding in the next couple years. The report is expected to be complete this fall and then the board will have 3-4 months to decide to move forward with funding. The testing on tavern BOD's is underway and will be taken into consideration when proceeding with infrastructure plans. Grant G is pursuing a grant that is a 50/50 match, with the district's contribution of \$25,000. He is also requesting the board to consider committing to a \$50,000 contribution for a DOLA grant that would match the contribution for repairs and updates with failing equipment.
5. In response to the decreased assessed valuation of the district through the county, the state will be providing the "lost" funds through a backfill program. Website payment items have been updated to the increased fees.
6. The board discussed the parking rates and compared them to free market rates. The board resolved to increase the fees to \$35/mo standard and \$60/mo oversized. The shed fees will be set to \$1200/month.
7. A.Krya Gregory, our state representative for drinking water, joined the meeting. Krya shared the district has been very proactive in resolving the issues with testing and operations that have been popping up. The priority will be the WWTP improvements that will be a costly process. We can expect the state funding to be 1-2 years out.
Curtis asked about the income study from RCAC to get a more accurate estimate on income which affects the chances of state funding. Grant Purcell suggested

looking at the APCHA site for the min/max's of household income for community purchasing.

B. The board requested a proposal for signage - layout and verbiage to consider to move forward.

C. (ADDED) Donny gave an update on the laundromat heating unit. The board discussed a \$2,500 gas heater vs \$9,000 electric heat pump. Rachel is starting to work on the 2024 Woodystock plans and fundraising. Susie & Rachel would like to see the funds used ASAP to make the improvements for the laundromat/community center.

8. None

9. Grant Purcell announced his resignation from the board.

10. Community center, Woodystock

11. Meeting adjourned 8:26 pm

Minutes prepared by Krystin Oda Bergstresser - Administrator