

**WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING
July 12, 2021
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on July 12th, 2021. The following meeting minutes reflect the primary discussion points and any formal actions taken by the Board of Directors.

Members of the Board of Directors in attendance included Nikki Allen, Cecilia Sanchez, Don McAllister & Patty Hamilton, thereby a quorum was in attendance. Audrey Krill was an excused absence. Also present were Krystin Oda Bergstresser, Grant Gladson, & Peg O'Brien. Craig Cordts-Pearce, Jackie Matthews, & Mark Thompson attended a portion of the meeting.

Meeting Agenda & Action Items:

1. Call to Order/Roll Call. (2 min) 6:02 pm
2. Consideration of the agenda. (2-5 min)
3. Consideration and adoption of the minutes from the meeting of May 3, 2021 & May 26, 2021. (2 min)

Nikki moved to adopt minutes from May 3rd and 26th, 2021, Patty seconded, and the Board unanimously approved this item.

4. Public Hearing of 2021 Amended Budget. (5 min)
5. Consideration and adoption of Resolution to Amend the 2021 Budget. (2 min)

Nikki moved to adopt the Resolution to Amend the 2021 Budget, Patty seconded, and the Board unanimously approved this item.

6. Consideration and adoption of Resolution to Appropriate Sums of Money. (2min)

Nikki moved to adopt the Resolution to Appropriate Sums of Money, Patty seconded, and the Board unanimously approved this item.

7. Property manager's report. Grant Gladson (5 min)

- a) Paving quotes & update

Nikki moved to pave the side roads & behind the tavern with asphalt, Donny seconded, and the Board unanimously approved this item.

- b) Infrastructure report
- c) Shed demolition update & general information
- d) *Added - Irrigation discussion

Nikki moved to approve the estimate from Advanced Irrigation and to complete the new pump installation, Patty seconded, and the Board unanimously approved this item.

8. Treasurer's report. (2 min)

9. Old Business

A. Playground update

Nikki moved to approve the selected play structure from Ultimate Playsets, Inc, Donny seconded, and the Board unanimously approved this item.

10. New Business (5 min)

A. *Added - Audrey Krill's resignation

Nikki moved to purchase a \$200 gift certificate for Audrey Krill, Donny seconded, and the Board unanimously approved this item.

B. *Added - Call for interested parties

11. Public Comment – Citizens may take up to three minutes to address the Board. (5-15 min).

12. Agenda Items for the September 2021 meeting. (2 min)

13. Adjourn 7:55 pm

Meeting Notes:

1. Nikki Allen, Cecilia Sanchez, Don McAllister, and Patty Hamilton were present and so constituted a quorum.
2. Nikki added discussion of replacing or repairing the irrigation system - under item 7 & New biz - Audrey's resignation & call for interested parties; memo to the community. Also noted that the playground update would be given when Jackie Matthews was able to log on.
3. May 3rd & 26th, 2021 minutes were adopted.
4. Nikki reviewed the amended budget and noted the \$1,500 line item for the playground.
5. The Board adopted the Resolution to Amend the 2021 Budget.

6. The Board adopted the Resolution to Appropriate Sums of Money.
7. Grant gave a community update.
 - A) He got quotes for the asphalt from 2 companies - Frontier for \$12k; and American quoted \$10k for the paving of the previously specified area. Donny asked how much to pave behind the tavern; Craig asked what it would cost to pave to the road. Grant said it would be \$22k total to pave the Metro's portion behind the tavern and the originally planned area. Grant told Craig his portion was quoted at \$4,900. The board approved paving the entire portion for \$22k. Craig mentioned he has been working with a specific cab company to help reduce cab traffic and disruption in the community.
 - B) Cables are being pulled and the project is underway. Grant discovered that there were some hiccups in communication from Comcast regarding the project execution and will report more at the next meeting. The estimate given at this time was \$34k. Nikki & Donny thanked Grant for his hard work on this project. Donny asked about additional drops; Grant said it could be around \$4-5k for additional drops. A demo estimate will be considered, but Grant and Danny should be able to complete the demo portion of the project.
 - C) Danny demoed the tack shed and shed 124. The entire structure did not come out in one shot as hoped, but debris was cleared ASAP. More trailer/RV parking spots will be created and relocated from the 72 hour lot.
 - D) Grant explained the situation with the irrigation pumps and why they have not been in service. The current pumps require service from the manufacturer and have to be sent in. The last time this happened, there was an 8 month turn around. Grant and Josh have been working on a long term solution. The estimate submitted by Advanced Irrigation is for pumps that would be easier to service, extend the irrigation season, and support community irrigation growth. The Metro may be able to sell the existing pumps to supplement the cost. The estimate for the new pump system is \$16,391.50. The board noted the importance of having a reliable system and that a solution needs to be found. The board approved this estimate and project.
8. Nikki gave the Treasurer's report. Income & expenditures are looking good with the budget for the year. Income is 63% of budgeted income, and expenditures are 44%.
9. Jackie Matthews updated on the fundraising progress and reported \$10,500 has been raised. She is ready to move forward with the order and put down the 50% deposit. The balance of the funds will be due when the backordered parts are

ready to ship. The board approved the new play structure and proceeding with the order.

It was also noted that there is a trampoline set up in the common area. This is a personal item and has not been approved by the board and needs to be removed immediately. The board asked Krystin to reach out to see if insurance would cover a trampoline if it is donated to the community.

10. A) Nikki issued a memo and reminder to the community that each board member is a volunteer. No decisions can be made without the board's approval at an open meeting. She reminded the community not to abuse communications between district employees, specifically the property manager. Residents are not to interfere with approved work in the community and Grant is the only point of contact between the Metro and subcontractors.

B) Grant mentioned the Tavern's liquor license is under review by the BOCC. They have applied to expand the license and would like a letter of support for the Tavern. The board unanimously agreed and directed Krystin to draft the letter of support.

C) Nikki announced that Audrey tendered her resignation. Donny suggested a gift certificate for her service to the community throughout the years. The board approved a \$200 gift certificate for the Krill's.

D) The board called for interested parties to join the vacant seat. They encouraged the new residents and residents with families who will be part of the community for years to come, to be a voice on the board.

11. Public Comment -

Mark Thompson asked who was paving the asphalt and when. Grant stated American asphalt and this week (July 13-16). Asked about a 2nd bid for irrigation. Stated the trampoline was Henley's but was in the trash, the vacant lot has a lot of debris, and the trees at the east end are not getting water. (Mark left the meeting after his comments.) *The board agreed to move forward with the Advanced Irrigation quote.

Peg O'Brien mentioned a WCMD resident approached Susan Taylor, the homeowner of the property on which the pumps are located, regarding the irrigation pumps and had stated they were a metro district representative sent to check out the pumps. During discussion, the individual was identified as Mark Thompson.

Cecilia asked if the trees by her lot would stay as they are.

Donny would like to look into the A/R balances and discuss with Krystin.

12. Items for next meeting: Follow up on projects; parking & pricing; A/R summary;
Review any candidates for vacant seat.
13. Meeting adjourned. 7:55pm

Minutes prepared by Krystin Oda Bergstresser - Administrator