

**WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING
May 3, 2021
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on May 3rd, 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, & Patty Hamilton, thereby a quorum was in attendance. Audrey Krill was an excused absence. Also present were Krystin Oda Bergstresser, Grant Gladson, & Mary Ann Thompson. Samantha & Craig Cordts-Pearce, Peg O'Brien, Brad & Jackie Matthews, & Tex Weaver 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 meeting minutes from March 1, 2020. (2 min)

Nikki moved to adopt minutes from March 1, 2020, Cecilia seconded, and the Board unanimously approved this item.

4. Follow up discussion regarding the Utility Project. Consideration and determination of Century Link contract. (5-10 min)
5. Discussion of paving roads in the community. (5-10 min)
6. Property manager's report. (5 min)
7. Treasurer's report (2 min)
8. Old Business
 - A. Playground
9. New Business (5 min)
 - A. (Added) Introduction of new Tavern owners
10. Public Comment – Citizens may take up to three minutes to address the Board. (5-15 min)

Nikki moved to excuse late fees on Tex Weavers account from Dec 2020 - April 2021, Cecilia seconded, and the Board unanimously approved this item.

11. Agenda Items for the July 2021 meeting. (5 min)

12. Adjourn 7:35pm

Meeting Notes:

1. Nikki Allen, Cecilia Sanchez, and Patty Hamilton were present and so constituted a quorum.
2. Nikki added Samantha & Craig Cordts-Pearce to new business.
3. March 2021 minutes were adopted
4. Grant gave a review on the utility project matter at hand. No decision made at this time, need a quorum not including Nikki.
5. Grant explained the PUD suggested paving plans and the cost to pave the area that was left uncompleted when original paving was installed. Grant shared the estimate of \$12,500 to complete. MaryAnn stated this is a project that the HOA and BOD has previously promised. Nikki asked the Board their opinions. Cecilia agreed it should be completed. Patty confirmed that this was previously promised on more than one occasion.
6. Grant reported the demolition of shed 124 & the tack shed is to be completed in the next few weeks. Danny's Company is doing lots of spring clean up, tree trimming, sprinklers, etc. Speed bumps will be put out soon.
7. Nikki gave the treasurer's report. As of 4/30/21, the district is currently at 27% of the budget's operating expenses and 34% of budgeted income. This does not reflect payments received after April's fee collection and there are still April invoices that need to be processed. There are roughly 25% or residents who are fully paid for 2021, thank you for those prepayments. As a reminder, you can check your account balance on the website. Setting up a bank to bank transfer is possible. Please reach out if you'd like to set that up for your account and we will get you the information.
8. Brad Matthews gave an update on the playground. He has found a few play structures ranging between \$1,200-\$2,500. There are several families willing to chip in, but asked if the board would consider absorbing the remaining balance. Brad will gather specific estimates and build a budget to present at the next meeting.
9. The new owners of the Woody Creek Tavern, Craig and Samantha Cordts-Pearce, introduced themselves to the board and residents. They own

several restaurants in Aspen and are very proud to take ownership of the Tavern and note it is a very special location to them. They informed the Woody Creek residents that they wish to keep the character and spirit of the Tavern as is. They are doing a remodel of the kitchen to bring it up to code, including installing a dishwasher, vent/hood system, etc. The plan is to tidy up the grounds, conceal the dumpster as well as make it more functional, & make a station for bike parking/valet. They expressed interest in working with the district to clean up the alleyway behind the building and contributing to the playground.

10. Public Comment -

Tex Weaver - Addressed the board regarding his fines from 2020 and asked for forgiveness and stated he was not responsible for what he was fined for. After much discussion and noting the fines are in the previous fiscal year, the BOD waived late fees that incurred due to the application of payments to those fines. It was agreed between the BOD and Mr. Weaver that this matter will no longer be discussed.

Mary Ann - mentioned Heron park in Aspen is upgrading their playground and Brad might want to reach out to them. Paving was previously discussed. She asked if RV parking was going to be discontinued, Grant commented that was a rumor and he plans to add more RV parking. Asked when the irrigation will be turned on. Grant stated the district has to wait for the run off to die down a little so it doesn't damage the system.

11. Items for next meeting (possible special meeting before July): Appoint Don McAllister to the BOD; further discussion on the utility project & paving estimate; playground; in-person meetings;

12. Meeting adjourned. 7:35pm

Minutes prepared by Krystin Oda Bergstresser - Administrator