

**WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING
March 7, 2022
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on March 7, 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 Nikki Allen, Patricia Hamilton, & Don McAllister thereby a quorum was in attendance. Also present were Krystin Oda Bergstresser, Guy Fulfer, Mark Thompson, Peg O'brien, Grant Gladson. John Edwards, Jon Fox-Rubin, Noone Law Firm, & Rob Pew 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. Consideration & adoption of meeting minutes from November 15, 2021 & January 3, 2022 (2 min)

Donny moved to adopt the minutes from November 15, 2021 & January 3, 2022, Patty seconded, and the Board unanimously approved this item.

4. Presentation from Rob Pew & Jon Fox-Rubin of MANUS regarding matters with APCHA, City of Aspen, and WC residents.
5. Discussion & review of Mark Thompson's probationary period and determination of fine. (5 min)
6. Property managers report. (5 min)
7. Treasurer's report (2 min)
8. Old Business
 - A. Parking space size discussion/72 Hour lot
9. New Business (20 min)
 - A. Call for interested parties for BOD seat.

10. Public Comment – Citizens may take up to three minutes to address the Board. (5-15 min)
11. Agenda Items for the March 2022 meeting. (5 min)
12. Adjourn 7:52 pm

Meeting Notes:

1. Nikki, Patty & Donny were in attendance, and a quorum was present. Grant P was absent.
2. No changes made to agenda
3. Minutes from Nov 15, 2021 & Jan 3 2022 adopted
4. Rob Pew (president of MANAUS) introduced himself along with Jon Fox-Rubin (lead consultant regarding housing), Claire Noone (attorney). Rob gave a brief history of MANAUS which was founded by Woody Creek residents. He explained that last summer they were approached by several residents concerned about APCHA's involvement and property valuations. MANAUS has jumped in on the APCHA conversation of the pilot project and ideas of codesign and involving people directly impacted by the project. He reported that APCHA will most likely approach the board to discuss. Another item that has been brought to their attention is the possibility of WCMD seceding from APCHA if there is interest. MANAUS has no side interest and wants to ensure the district receives fair treatment from APCHA. Rob offered the services of the Noone firm to any residents who might like it.

Donny thanked them for being present and for their assistance in the past and heading into this new development. He stated the board will await new information and to see if a meeting will be arranged to discuss further.

Nikki mentioned she thinks the pilot project sounds good, but again, more info is needed.

Patty stated she is concerned as she resides in one of the trailers considered for replacement and APCHA's influence on valuations. She says the pilot project could be a good thing but would like more info as well.

Grant asked Rob his opinion on what they have experienced with APCHA this far in regards to home values, property assessment, and buyout equity. Rob shared that in his experience APCHA is focused on the buyers and expressed their intent is to buy the trailer at the sales value. However, they do have the ability in their bylaws to devalue the trailer and their attorney has reminded them that this is an option. Jon stated he sees an opportunity for the Metro to assist APCHA

with designing a program to replace and update the current properties so that it benefits current residents as well as future buyers. MANAUS would like to help facilitate coming up with plans to make the community sustainable as well as hold APCHA accountable.

Rob would like the BOD to look into setting up a meeting w/ APCHA and MANAUS to discuss the project. They also wanted to extend Claire's services to any residents who are interested in representation.

5. The board agreed Mark Thompson has not been involved in any incidents in the last 6 months and agreed to excuse the fine.

6. There have been some hiccups in snow removal, there have been some issues with residents pushing snow into the streets. Grant is gearing up for summer projects and will await direction for the open space improvements. Grant will put together a budget for the open space funds. Grant mentioned we'll have to see where the infrastructure budget lands after the priority projects are completed for other issues. He mentioned that the galvanized water lines have become an issue and hopes that their extraction can become a priority.

Donny suggested replacing the heater in the laundromat to hold meetings in person. Approx \$1500 expense

Grant shared that currently the shed utilities are being charged to and paid by the Metro and proposed the Metro consider billing occupants to reimburse those costs.

7. 2021 Budget vs Actuals are up on the website. Many items were over budget which is why the 2022 budget was adjusted to accommodate some of those items. For 2021 the metro was in the black. Parking has been a great contributor to offset the property management position. The \$45k transfer has been transferred into the Capital Improvement account for 2022 projects.

8. A. TABLED

B. Grant G mentioned Craig had talked about issuing discount cards for WCMD residents at the tavern.

C. Grant G asked the board to consider assigning 4 or 5 spaces in the 72 hour lot for residential parking on a first come first serve basis.

9. Nikki announced her resignation & mentioned she is willing to fulfill the treasurer duties until May when a new Treasurer is appointed.

Due to the cancellation of the election and board seat expiration dates, as of May 3rd, Don McAllister will be the only director serving on the board. He will appoint/reappoint other board members at the May meeting which was rescheduled for May 16th.

Mark Thompson expressed his interest in joining the board. As discussed in recent meetings, Donny mentioned that at this time he does not think it is a great fit for Mark to fill a seat. Mark's conflict with staff and other board members

jeopardizes others' willingness to serve on the board and stresses working relationships. The minutes will show Mark Thompson responded with verbal aggression and harassment towards the board at the decision of the board not to appoint. Mary Ann also interjected aggressively.

10. No public comment

11. Confirming utility costs for sheds & responsibility, 72 hour lot spaces, spacing for trailers out back, approval for budget for open space, BOD seats/titles.

12. Meeting adjourned. 7:23pm

Minutes prepared by Krystin Oda Bergstresser - Administrator