

**WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING
October 5, 2021
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a special meeting of the Board of Directors on October 5, 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, Grant Purcell, & Patty Hamilton, thereby a quorum was in attendance. Don McAllister was absent. Also present were Krystin Oda Bergstresser, Grant Gladson, Mark & Mary Ann Thompson, Scott Kenner, Guy Fulfer, & Lanny Curtis.

Meeting Agenda & Action Items:

1. Call to Order/Roll Call. (2 min) 6:01 pm
2. Consideration of the agenda. (2-5 min)
3. Infrastructure projects for 2022.

Nikki moved to approve \$10,000 for paving the dumpster areas, Grant seconded, and the Board unanimously approved this item.

4. Discussion of property management contract/budget for 2022.
5. Open space plan discussion.
6. *Discussion of parking fees. (5 min)
7. Public Comment – Citizens may take up to three minutes to address the Board. (5-15 min)
8. Adjourn 7:12 pm

Meeting Notes:

1. Nikki Allen, Cecilia Sanchez, Grant Purcell, and Patty Hamilton were present and so constituted a quorum.
2. Nikki added discussion of parking fees to #6.
3. Grant G listed suggested items for next year's infrastructure projects. They include updates and improvements for water and wastewater system

improvements and equipment, asphalt paving in the dumpster locations, demoing the electrical boxes not in use, grading the parking area, & laundromat improvements/remodel. The board agreed that the updates for the water systems are crucial and to set aside \$25k for estimated improvements. The board also agreed to pave the dumpster areas, this season if possible, and approved up to \$10k to complete the project. The board discussed ideas for renovating the laundromat which included a library, community center, business center, & gym. The board will continue the discussion in the future.

4. Grant G requested his new contract rate be \$85/hour keeping with the 20 hour minimum. The board supports the new contract amount and approves the rate of \$85/hr so long as there is room in the budget. The board is thankful for all his work and progress this year. Nikki suggested bonuses of \$1,000 each to Krystin & Grant G for their work and service. The board agreed with the bonus amounts and Krystin will confirm there is room in the budget for those.
5. Grant G shared the district is set to receive a \$25k donation for the playground and common area from Mark Styslinger (*update-actual amount donated was \$20k). The plan for these funds includes paying the balance of the play structure, playground surfacing, landscaping, and picnic tables & benches. Niki suggested adding a hose hook up for a possible community garden. Grant P suggested consulting with a landscape architect for the plans to ensure the funds are used in the most effective and productive manner possible. The board agreed and Grant P offered to reach out to some he knows.
6. The board discussed the parking rates. After Grant G gave an update on the layout and high demand for oversized spaces, he suggested \$25/ standard & \$45/ oversized. After further discussion the board agreed to \$25/ standard and \$50/ oversized.
7. Mark Thompson shared that the parking and delivery signs seem to be working, suggested one sign for the guest parking area, and moving the delivery signage. He also mentioned the Tavern lights are not covered and are extremely bright. Scott Kenner thanked Grant P for joining the board and Grant G for his hard work and service as property manager. He mentioned he is interested in assisting any way he can on the improvements for the laundromat. Cecilia Sanchez suggested creating a barrier for the dumpster by the laundromat as they seem to move after servicing and can be a bother to the Kenner's when out of place.
8. Meeting adjourned. 7:12 pm

Minutes prepared by Krystin Oda Bergstresser - Administrator