

WOODY CREEK METROPOLITAN DISTRICT  
MEETING OF THE BOARD OF DIRECTORS

November 6, 2017

Record of Proceedings

A regularly scheduled meeting of the Board of Directors of the Woody Creek Metropolitan District, Pitkin County, Colorado was held on Monday November 6, 2017 beginning at 6:00 PM at the Woody Creek Laundromat, Woody Creek Subdivision Common Tract #3, SW of the WC3, Woody Creek Colorado.

The meeting notice and agenda were posted at least 72 hours in advance at three (3) designated locations within the District boundaries, published in the Aspen Times Weekly and posted in the Pitkin County Clerk's Office.

Members of the Board of Directors in attendance included the following individuals:

Margaret T. O'Brien

Guy Fulfer

John Edwards

Also in attendance were the following individuals:

Gus Filliss

Andrew McGregor, District Administrator

Mary Ann Thompson

Tex Weaver

**1. Call to Order/Roll Call**

- a. Three members of the Board were in attendance thereby constituting a quorum of the Board. As such, the meeting was entitled to proceed.

**2. Consideration of the Agenda**

- a. The agenda was accepted without any changes.

**3. Consideration of and Adoption of the Minutes**

- a. *A motion to approve the draft minutes from the August 7, 2017 meeting was made by John Edwards, seconded by Guy Fulfer and approved unanimously.*

**4. Public Comment**

- a. Mary Ann Thompson – Mary Ann asked how residents were able to get access to information about the activities of the BOD. She noted the draft minutes from the

August Board meeting were not on the website. She distributed a memo to the Board members and went through the items individually. \*Mary Ann left the meeting when discussion of her items of public comment ended.

- b. Tex Weaver – Mr. Weaver noted that the storage space previously occupied by Mr. Curtis was not entirely vacant. He proposed to rent a portion of that building from the BOD if possible. He noted that he had been leasing space from the HOA for 31 years.

The Board president noted that they were not prepared to lease any buildings at this time as they have not developed a policy pending receipt of recommendations from a citizen's committee.

- c. Gus Fillis – Gus reiterated that the space is not currently available for rent and that the current lease rate is not realistic. He noted that the BOD needed to determine fair market value prior to any future leasing. \*Tex Weaver left the meeting upon completion of the discussion on his item.

#### **5. President's Report**

- a. This item was skipped in favor of future items.

#### **6. Treasurer's Report**

- a. Guy noted that all the fund balances are healthy. He also observed that the General Fund balance was especially robust because the transfer of dollars to the capital improvements had not been reflected yet. Income is on pace with the budget estimates.

#### **7. Administrator's Report**

- a. This item was skipped in favor of future items.

#### **8. Public Hearing for the Consideration of the 2018 Budget and Adoption of Resolution Approving Budget for 2018**

- a. Gus Fillis distributed an updated draft of the budget. He proceeded to walk through the budget on a line by line basis providing an explanation of the derivations and answering ongoing questions of Board members. In the context of revenue, Gus explained that interest on accounts receivable was based on five previously outstanding delinquent accounts. In the context of the discussion about revenue, the BOD members addressed the possibility of and the process to increase the mill levy in the future. Gus suggested the BOD might consider approaching the BOCC in 2018 to ask for (1) relief from the annual appreciation cap which would increase the valuation of properties thereby eliminating the need for a mill levy increase, or (2) a check to cover the tax-collection gap created by the unpredictability and ceiling of the deed restricted actual values or (3) the cost of the election to raise the mill levy to be covered.. It was noted that the books are kept on a cash basis, not on an accrual basis. Several minor revisions were made during the discussion as the board went through the document in its entirety, including the website expense allocation in order to better serve the transparency and information sharing objectives of the District.

Peg opened the public hearing and noted that there were no members of the public in attendance. The public hearing completed, *Guy made a motion to approve the*

*budget with the minor adjustments noted above and included and approve the associated resolution. John seconded the motion to approve the 2018 budget and the motion carried unanimously.*

**9. Adoption of Resolution of Annual Administrative Matters**

- a. *On a motion to approve by Peg, seconded by John, the resolution was approved unanimously.*

**10. Adoption of the Resolution Setting Mill Levies**

- a. *On a motion by Guy, seconded by John, the motion was approved unanimously.*

**11. Adoption of a resolution Appropriating Sums of Money**

- a. *On a motion to approve appropriations as set forth in the approved budget by Guy, seconded by John, the motion carried unanimously. \* At this time, John Edwards excused himself and left the meeting.*

**12. Infrastructure report**

- a. Peg noted that Riley met with her, Gus and Shane of Fire Dept. a couple of months ago, and recently confirmed that he will be installing the meters at the Fire Dept. facility and Post Office in the next few weeks.
- b. Peg noted that the testing results for iron and copper were in compliance with the applicable state/federal standards per verbal report by Riley and will be posted as soon as they are available.
- c. Gus noted that he is working on the Ph and C completion, hand-on and bringing in a crew to address this as much as possible for as long as the mild fall weather holds.

**13. Old Business**

- a. Peg noted that in John's absence, the remaining members were not entitled to discuss the property manager position.
- b. The report from the resident committee had not been provided to the BOD so no discussion was warranted at this time.

**14. Thru 17.**

- a. These items were not discussed as a quorum of the Board no longer existed.

**15. Adjournment**

- a. The meeting was adjourned at 7:55 PM.