

**WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING & PUBLIC HEARING OF THE 2022 BUDGET
November 15, 2021
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on November 15, 2021. 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, Cecilia Sanchez, Patricia Hamilton, Grant Purcell, & Don McAllister thereby a quorum was in attendance. Also present were Krystin Oda Bergstresser & John Edwards. Mark Thompson, Peg O'Brien attended a portion of the meeting.

Meeting Agenda & Action Items:

1. Call to Order/Roll Call. (2 min) 6:01 pm
2. Consideration of the agenda. (2-5 min)
3. Consideration and adoption of the minutes from the meeting of September 13, 2021 (2 min)

Nikki moved to adopt minutes from September 13, 2021 and October 5, 2021, Cecilia seconded, and the Board unanimously approved this item.

4. Reassignment of board positions. (5 min)

Nikki moved to appoint Don McAllister as WCMD president, Cecilia seconded, and the Board unanimously approved this item.

5. Public Hearing to consider the draft 2022 Budget. (10 min)
6. Adoption of a Resolution Approving the Draft 2022 Budget for the Woody Creek Metropolitan District. (5 min)

Nikki moved to adopt the Resolution Approving the 2022 Budget, Donny seconded, and the Board unanimously approved this item.

7. Adoption of a Resolution Appropriating Sums of Money as set forth in the 2022

Budget, Resolution to Set Mill Levies, and Resolution of Annual Administrative Matters (5 min)

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

Nikki moved to adopt the Resolution to set Mill Levies, Grant seconded, and the Board unanimously approved this item.

Nikki moved to adopt the Resolution of Administrative Matters, Cecilia seconded, and the Board unanimously approved this item.

8. Public hearing and consideration of utility fee adjustment for extraterritorial properties. (5 min)

9. Property managers report and parking update. (5 min)

10. Treasurer's Report – Update on Current Financial status. (5 min)

11. Old Business

A. Parking fee discussion and consideration of the Amended Notice of Parking Fee & Delinquency Policy. (5 min)

Nikki moved to adopt the Amended Notice of Parking Fee & Delinquency Policy, Grant P seconded, and the Board unanimously approved this item.

12. New Business (5 min)

A. Social media options and/or newsletters

B. Legal representation options

Nikki moved to retain Seter & Vander Wall, P.C. as the WCMD's legal representative, Grant P seconded, and the Board unanimously approved this item.

C. Thank you gifts for WCMD employees

Nikki moved to gift \$1,000 to the administrator & property manager, Grant P seconded, and the Board unanimously approved this item.

D. Locked bulletin board at the laundromat for postings

E. Laundromat clean up & makeover

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

14. Agenda Items for the January 2022 meeting. (5 min)

15. Adjourn 7:36 pm

Meeting Notes:

1. All board members in attendance, and a quorum was present.
2. Added Oct 5th minutes to be adopted, added discussion & consideration of storage rates & policy to old biz
3. September and October minutes were adopted
4. Don McAllister volunteered to take the seat as president of WCMD. Regular BOD meeting schedule for 2022 set - Jan 3, Mar 7, May 2, July 11, Sept 12, Nov 7.
5. Nikki reviewed the proposed 2022 budget. Peg thanked the BOD for their work and explained how the county turnover process and delinquency policy was designed.
6. 2022 Budget was adopted.
7. 2022 resolutions were adopted.
8. Rates to remain the same for extraterritorial properties for 2022.
9. Grant G reported that all parking is currently being reorganized to fit all items in the long term back lot and hopes to have it wrapped up in a few weeks. He mentioned next year, the district should consider grading or applying a road base. Grant will work on some sort of pass/sticker system for visitors to use to distinguish from residents. Comcast Project - everyone is switched over to the underground service and the overhead lines have been removed. Next step for 2022 will be removal of all empty power poles. Irrigation - project is complete and the new system should be worlds better for our setup then before. Asphalt - the asphalt for the trash areas was completed and should make usage of the areas through winter a lot more user friendly. Danny will be doing a little work to the bank of dumpsters by Donny to make it more user friendly and ready for snow plowing.
10. Nikki gave the treasurer's report. The pump replacement project came out over the estimated cost. The annual transfer to the reserve account was completed.
11. New rates and amended policy were adopted and will begin Jan 1st, 2022. Board discussed storage policy but needed more info before deciding on a policy.
12. A. Board decided to send out monthly email reminders of utility and parking fees and other community information. They also discussed organizing more community events.
B. The board discussed the option of Seter & Vander Wall, P.C. as new legal council and agreed that the firm would be a great fit for the community. They specialize in smaller Colorado Special Districts.

C. The board thanked Krystin and Grant for their services and approved monetary thank you gifts to each.

D. The board approved the purchase of a locked bulletin board for the post office.

E. Tabled until the condition of the building is clearer.

13. John Edwards thanked the board for their service & commitment to the community.

Board would like to remind community members that dogs should be supervised, especially when off leash.

Patty mentioned she was excited to see the trick or treaters and thought it was a success.

Cecilia announced she would like to resign as a director and it will be effective as of the next board meeting.

14. January agenda items discussed - Playground

15. Meeting adjourned. 7:13pm

Minutes prepared by Krystin Oda Bergstresser - Administrator