

**WOODY CREEK METROPOLITAN DISTRICT  
MEETING MINUTES  
BOARD OF DIRECTORS MEETING  
January 16, 2023  
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on January 16, 2023. 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 Don McAllister, Nikki Allen, & Curtis Wackerle, thereby a quorum was in attendance. Also present were Krystin Oda Bergstresser & MaryAnn Thompson. Scott Miller attended a portion of the meeting.

Meeting Agenda & Action Items:

1. Call to Order/Roll Call. (2 min) 6:05 pm
2. Consideration of the agenda. (2 min)
3. Consideration & adoption of meeting minutes from November 7th & 16th, 2022 (2 min)

**Donny moved to adopt the minutes from November 7th & 16th, 2022, Nikki seconded, and this item was approved.**

4. Update on sewer odor.
5. Discussion of continued efforts towards collecting HOA balances.
6. Consideration of the 2023 election resolution. (2 min)

**Donny moved to adopt the 2023 election resolution, Nikki seconded, and this item was approved.**

7. Old Business

A. River Rd crosswalk and speed bumps

B. Annual bus service petition

8. New Business (20 min)

A. Discussion regarding annexing extraterritorial properties.

- B. Policy for utility shut off due to unpaid balances
- C. Snow removal resolution

**Donny moved to adopt the Snow Removal resolution, Nikki seconded, and this item was approved.**

- D. Discussion of policy on covenant enforcement.
- E. Gift for property manager

**Donny moved to award bonuses to the administrator & property manager, Nikki seconded, and this item was approved.**

- 9. Public Comment – Citizens may take up to three minutes to address the Board.
- 10. Agenda Items for the March 2023 meeting. (5 min)
- 11. Adjourn 7:24 pm

#### Meeting Notes:

- 1. Donny, Nikki, Patty, Curtis & Grant P were in attendance, and a quorum was present.
- 2. Agenda approved
- 3. Minutes adopted
- 4. Donny read a statement noting that the district has been counting on professionals to help resolve the odor issue. The matter has been at a standstill without the response or action of the ORC. The board directed Dean Derochier is to set up a site meeting with a potential operations candidate to see if he is willing to take on servicing the plant. Several people have reached out to Riley with no returned correspondence and have severely delayed any resolution to this matter.
- 5. Colin advised the board to formulate a policy to collect the HOA funds due to the metro. The board plans to reach out to the residents with the HOA balances and consider a payment plan to recover those balances and hold a hearing for those residents.
- 6. The board adopted the 2023 election resolution.
- 7. A. Tabled  
B. Tabled
- 8. A. Tabled  
B. No policy will be formed at this time.

- C. Snow removal resolution adopted.
  - D. Tabled
  - E. The board approved bonuses for the administrator and property manager.
9. No public comment.
  10. All tabled items.
  11. Meeting adjourned 7:24 pm

Minutes prepared by Krystin Oda Bergstresser - Administrator