

WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING
July 13, 2020
6:00PM Zoom

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on July 13, 2020. 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 72 hours in advance at the designated location within the District boundaries and on the website.

Members of the Board of Directors in attendance included Sarah Evans, Cecilia Sanchez, & Nikki Allen, thereby constituting a quorum. Unexcused absence: Patricia Hamilton. Also present were Grant Gladson (first hour), Krystin Oda Bergstresser, Peg O'Brien, Guy Fulfer, Kevin Willson, Jarrod Hollinger, & Clifford Beem.

Meeting Agenda & Action Items:

1. Call to Order/Roll Call – 6:02 pm
2. Consideration of the agenda.
3. **Consideration and adoption of the meeting minutes from May 4 & May 18, 2020.**
Nikki motioned to adopt minutes, Cecilia seconded, and the Board moved unanimously to approve this item.
4. Treasurer's Report
5. Discussion involving legal to discuss matters of the district's long term financial stability.
6. Appoint new title for Gus Filiss as Infrastructure & Property Management Support.
7. Discussion regarding Woody Creek Condo trash & recycling services.
8. Presentation from Jarrod and attorney re: change of utility fee.
9. **Discussion regarding Aaron Smith and fines.**
Sarah motioned to eliminate the \$50 fine, but the \$500 stands. Nikki seconded, and the Board moved unanimously to approve this item.
10. **Discussion of fine policy process.**
Nikki motioned to adopt the fine policy procedure & protocol, Sarah seconded, and the Board moved unanimously to approve this item.
11. Infrastructure Report - consideration of discontinuing Centurylink contract.
12. Parking & sheds
 - Update on Parking Policy operations, parking lottery & sheds. Grant Gladson
 - Discussion of 72 hr parking spaces to be assigned for RV spots.
13. Update on grease policy.
14. Update on speed bumps in the neighborhood. Discussion on adding additional speed bumps in front of Brad and Jackie Matthews home - request made.
15. Discussion of curbside cleanup day.
16. New Business

17. Public Comment – Citizens may take up to three minutes to address the Board.
18. Agenda Items for the September 2020 meeting.
19. Adjourn at 8:18 pm

Meeting Notes:

1. Sarah Evans, Nikki Allen, Cecilia Sanchez were present, Patricia Hamilton was an unexcused absence.
2. Agenda approved but items rearranged so all items that included Grant Gladson were addressed first. New order 1,2,3,4,7,9,10,11,12,13,14,5,6,8,15,16,17,18,19.
3. Board adopted the meeting minutes from May 4th & May 18, 2020
4. Nikki gave the treasurer's report.
 - 4% more income than 2019
 - Expenses are 14% less but there are a few A/P bills we have not seen yet.
 - Still great considering the additional property manager expense.
 - We're at 64% of budgeted income
 - 41% budgeted expenses, property management position & compost were not in the original 2020 budget.
 - Again, missing a few A/P bills that usually hit us by this time.
5. Peg addressed the board regarding the district's long term financial stability. She explained the process the BOD had taken when first formed to bill extraterritorial properties. Peg reviewed how APCHA's control over the district's property valuations has a negative impact for residents. She suggested waiting to see how legal advised the BOD proceeds regarding a ballot initiative that would emancipate the district from APCHA. The BOD planned a special meeting on July 22nd, 2020 if legal gives approval on the measure.
6. The board agreed to revise Gus's title from the Head of Infrastructure to Infrastructure & Property Management Support.
7. Grant gave an update on the recommended trash & recycling billing. Discussion tabled until item #8 was discussed.
8. Clifford Beem & Jarrod Hollinger presented their case as to why they believe the Woody Creek Tavern Condo building billing be revised to one entity as opposed to being billed as three separate units. Their argument was that only one business occupies the space and the water/sewer usage runs on one meter. Peg explained the reasons as to why the BOD had decided to bill separately, and that each unit has commercial rental potential. The BOD discussed that until a formal agreement is reached, in good faith, the current late fees are deferred and he is responsible for the past due utility fees for one unit through July. The BOD will make a decision about fees for the other units at the next meeting. And discuss further options such as annexation or fees for the property.
9. Aaron Smith was not present but had written a letter to the BOD. Nikki asked about how much water was wasted and potentially contaminated and what the costs were to the WCMD to repair the damage. Gus had run the numbers and the cost of reparations

outweigh the fine total. The BOD moved to waive the \$50 fine but the \$500 fine remains valid. Sarah requested a letter be delivered stating the board's decision.

10. Grant presented the fine policy procedures and protocol. BOD adopted the fine policy procedures & protocol.
11. Grant gave an update on the infrastructure project. He reported it will be roughly \$20,000 to run the Century Link cables and asked the BOD if they would be willing to drop the contract. In order to run both Comcast & Century Link cables, the district would have to do more extensive construction such as tearing up asphalt. Nikki suggested Grant look into an easement that had been established several years ago before making the decision.
12. Grant informed the BOD that the parking program is fairly established. He asked the BOD to consider using a few visitor spaces for more RV parking spots. The BOD agreed upon 4 spaces for RV parking. Sarah suggested using markers for the registered RV's. Grant plans to post signage that clearly marks visitor/temp parking and the RV spaces.

Grant has been moving forward with the shed policy. Residents who are currently occupying shed space should give him notice of intent to keep the space before the lottery begins. The fee structure would be: $-.75/\text{sq ft} < 100 \text{ sq ft}$; $$.66/\text{sq ft} > 100 \text{ sq ft}$; $$.50/\text{sq ft} > 100 \text{ sq ft w/o utilities}$. Sheds with a bay will include the parking space in front of the access. He stated that the prices are well below market value and very fair.

13. Grant stated Kevin has been working with him on solving the grease trap issue. The current fine policy covers any issue if it were to arise so no additional policy is necessary at this time.
14. Sarah gave an update on speed bumps and that Brad Matthews and Buddy Ortega have requested them be installed in front of their properties. The BOD directed Grant to install two new speed bumps.
15. Item TABLED until spring 2021.
16. No new business.
17. Guy shared his knowledge of the extraterritorial utility fee and Peg shared the valuation of the Woody Creek Tavern Condo building and offered an idea of what the taxes would be if annexed.
18. Not discussed
19. Adjourned at 8:18 pm

Minutes prepared by Krystin Oda Bergstresser, Administrator

