

**WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING
September 9, 2024
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on September 9, 2024. 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, Curtis Wackerle & Patty Hamilton thereby a quorum was in attendance. Also present were Grant Gladson, David Bull, Brad Matthews, Steve Hopkins, John Callahan, March Henley, Peg O'Brien, John Edwards, Guy Fulfer, Brett Fangman & Krystin Oda Bergstresser.

Meeting Agenda & Action Items:

1. Call to Order/Roll Call. (2 min)
2. Consideration of the agenda. (2 min)
3. Public Comment – Citizens may take up to three minutes to address the Board. (5 min)
4. Call for Interested parties. Consideration and appointment of director to fill the vacant chair. (5 min)
5. Consideration and adoption of the minutes from the meeting of July 8, 2024. (2 min)

Patty motioned to approve the minutes from July 2024, Donnie seconded, approved unanimously.

6. Property managers report. (5 min)
7. Treasurer's Report. (2 min)
8. Administrator's Report. (2 min)
9. Old Business
 - A. Community Center update (10 min)
 - B. Woodystock 2024 (10 min)
 - Event review
 - C. Accessibility Policy

Patty motioned to adopt the Accessibility Policy, Donnie seconded, approved unanimously.

10. New Business (5 min)

- A. Neighborhood disturbance and board member privacy violation
- B. Traffic discussion

11. Agenda Items for the November 2024 meeting. (5 min)

12. Adjourn

Meeting Notes:

1. Donny, Patty, & Curtis were in attendance, and a quorum was present. Susie was and excused absence.
2. No changes to the agenda
3. No public comment
4. The candidates in attendance were Steve Hopkins, John Callahan, David Bull, Brad Matthews. Not present were Lea McLendon, & Mark Thompson. Each introduced themselves and confirmed interest in joining the board. The board decided to send a questionnaire to interested parties and make a formal decision at a later date.
5. The board adopted the minutes from July.
6. Grant gave an overview on the WWTP and water operations status. We have received 2 grants, one for \$30k and another for \$113k, that will significantly help with required expenses to update the system and complete the Engineering report. The district is looking at a 7 million project to make the required expansions to support the district's needs. An income survey will need to be completed to qualify the district for maximum assistance through SRF & USDA packages. The utility rate will most likely need to be increased to secure loan packages for these programs. The engineering report should be finalized in early 2025.
7. Commercial entities are behind in their utility fees, those balances will be turned over for collection if not paid by 12/1. \$30k & \$113k grants will be a significant

help with WWTP updates. Woodystock helped bring in some more funds for community improvements.

8. Reminder of documents and actions that will be needed in the November meeting.
9. A. Community center is near completion. The heat pump still needs to be installed.
B. Woodystock was fantastic but the headliner was rained out. They did offer to play for the community at a later date. Rachel and Susie will be stepping down in involvement so new volunteers will be needed to produce the event for upcoming years. The board thanked Rachel and Susie for all they have done to make it happen.
C. The board adopted the Accessibility Policy.
10. A. The board discussed the disturbances reported and aggressive history involving Mark Thompson. The board decided to move forward with a letter from the attorney to ask the harassing behavior desist as it will not be tolerated.
B. Curtis shared that there has been some success with monitoring speeding and that attention has been drawn to the traffic issue on Lower River rd. Caucus is also concerned about the community's safety with traffic.
11. Resolutions, budget hearing, Commercial fees discussed.
12. Meeting adjourned 7:08 pm

Minutes prepared by Krystin Oda Bergstresser - Administrator