

**WOODY CREEK METROPOLITAN DISTRICT  
MEETING MINUTES  
BOARD OF DIRECTORS MEETING  
July 11, 2022  
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on July 11, 2022. 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, & Grant Purcell. thereby a quorum was in attendance. Also present were Krystin Oda Bergstresser, MaryAnn Thompson, Curtis Wackerle, & Grant Gladson. Scott Miller & John Edwards 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 May 16, 2022 (2 min)

**Donny moved to adopt the minutes from May 16, 2022, Nikki seconded, and this item was approved.**

4. Call for interested parties to fill BOD seats, determination of director for 5th seat. Assignment of director titles & duties. (5 min)

**Donny moved to appoint Curtis Wackerle to the board of directors, Grant P seconded, and this item was approved.**

5. Property managers report. (5 min)
6. Treasurer's report (2 min)
7. Old Business
  - A. Parking space size discussion/72 Hour lot, trailer spacing - determination of spaces
  - B. Community clean up discussion
  - C. Shed utility fees (2 min)

8. New Business (10 min)
  - A. Amendment to delinquency policy to include “cost to collect” reimbursement for the Metro’s resources used excessively for accounts receivable.  
  
**Grant P moved to adopt the Fee Resolution, Nikki seconded, and this item was approved.**
9. Public Comment – Citizens may take up to three minutes to address the Board. (5-15 min)
10. Agenda Items for the September 2022 meeting. (5 min)
11. Adjourn 7:50 pm

#### Meeting Notes:

1. Donny, Nikki, & Grant P were in attendance, and a quorum was present. Patty was an unexcused absence.
2. No changes made to agenda
3. The May 16, 2022 minutes were adopted.  
Donny brought up the issue of the sewer smell. Scott Miller, a resident from Liberty Ln, expressed his concern regarding the terrible odor in the area. Scott had spoken to Riley but the current approach hasn’t been enough to eliminate the smell. Scott suggested the Metro contact the original engineer, Jim or Rob McLaughlin.  
The board directed Grant G to prioritize this matter and get it resolved as soon as possible.
4. The board discussed the community members who volunteered for the seat. After discussion, Curtis Wackerle was appointed.
5. Grant G gave the update that the open space project is going well. Trees have been planted and the irrigation lines have been installed. The project items to prioritize are troubleshooting the odor, staining the playground, and the parking area and laying road base.
6. The budget is on track for the year. The open space budget funds are running low but the project completion is near.
7. A. The board directed there be 4 designated guest spots in the 72 hour lot & the rest will be assigned for resident parking.

B. Donny expressed his concerns regarding a community clean up and that it would be costly and abused by some residents. He reminded everyone that all WCMD residents are eligible for a \$100 credit with the dump. Nikki reminded everyone that plastic bags in the recycling dumpster remain an issue.

C. TABLED

8. The board adopted the Fee Resolution that allows the metro to collect reimbursement costs for excessive issues.
9. Mary Ann - Mentioned signs behind the tavern "mean nothing"; Lanny is in ICU; certain directors are not current with fees.

Dan Kinney - Wrote to the board regarding noxious weeds.

10. Shed utility fees, A/R, speed bumps on river rd

11. Meeting adjourned. 7:50pm

Minutes prepared by Krystin Oda Bergstresser - Administrator