

**WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING
May 1, 2023
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on May 1, 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, Patty Hamilton, Curtis Wackerle, thereby a quorum was in attendance. Also present were Mark & MaryAnn Thompson, Rachel & Guy Fulfer, & Polly Hilleke; Krystin Oda Bergstresser & Grant Gladson attended a portion of the meeting.

Meeting Agenda & Action Items:

1. Call to Order/Roll Call. (2 min) 6:06 pm
2. Consideration of the agenda. (2 min)
3. Consideration and adoption of the minutes from the meeting of March 6, 2023. (2 min)
4. Operator in Responsible Charge Report (10 min)
5. Property Manager Report (10 min)
6. Treasurer's Report
7. Old Business
8. Executive session
9. New Business (20 min)
 - A. Review of Protective Covenants and discussion on amendments
 - B. Call for interested parties to fill the open directors chair as of May 2nd.
 - C. Laundromat options and fundraiser

Patty motioned to have an inspection performed at the laundromat to assess the condition, Curtis seconded and the board unanimously approved this item.

10. Public Comment – Citizens may take up to three minutes to address the Board.

11. Agenda Items for the July 2023 meeting. (5 min)

12. Adjourn 7:38PM

Curtis motioned to adjourn, Patty seconded and the board unanimously approved this item.

Meeting Notes:

1. Donny, Patty, & Curtis were in attendance, and a quorum was present.
2. Agenda approved
3. Minutes were approved but need to be formally adopted.
4. Grant G gave the update for Ruben. A bulk of the improvements are completed and the system is being updated to be automated.
5. Great headway has been made on the WWT system and Ruben and his subcontractors have been extremely professional and helpful in the process to restore the WWTP. Speed bumps and signage will be installed when the weather is a bit more consistent. Irrigation should be available soon as well.
6. The WWTP improvements have maxed out the infrastructure funds as well as the WWT operations line item. Legal has also been costly due to the 215/213 and WWTP issues. The Metro will be receiving the full lien amount from APCHA for the Aldrich property.
7. None
8. A. The board discussed the need to review and revise the covenants as many pertained to the HOA. The board will review and discuss further in future meetings.
B. Nikki Allen's term expired. Interested parties are Mark or MaryAnn Thompson and Susie Jimenez.
C. The board discussed the condition of the laundromat and looking into rehabbing it to a useful space. Rachel Fulfer and Susie Jimenez proposed Woodystock as a community event and fundraiser. The board was excited to hear of a positive event and support. Susie and Rachel proposed an afternoon of music and gathering for the community. They will provide a detailed proposal now that the board has shown their support.
9. Rachel Fulfer thanked the board for their time and efforts for the community.
10. Woodystock, covenant revision.
11. Meeting adjourned 7:38 pm

Minutes prepared by Krystin Oda Bergstresser - Administrator