

**WOODY CREEK METROPOLITAN DISTRICT**

**MEETING MINUTES**

**BOARD OF DIRECTORS MEETING**

**MAY 7, 2018**

**Woody Creek Laundromat 6:30 PM**

The Board of Directors conducted a regularly scheduled quarterly meeting. The following meeting notes reflect the primary discussion points and any Board action.

The meeting notice and agenda were posted at least 72 hours in advance at three (3) designated locations within the District boundaries, on the website, and published in the Aspen Times Weekly.

Members of the Board in attendance included Peg O'Brien, Guy Fulfer and John Edwards, thereby constituting a quorum. Others in attendance included Leah and Whit Boucher, Jacki Matthews, Nikki Allen and Donny McAllister; Gus Filliss and Robert L Stevenson (late arrivals)

The President, Peg O'Brien, called the meeting to order and noting three (3) members of the Board in attendance, noted that there was a quorum and therefore entitled to proceed with the meeting.

The second was the approval of the agenda. No changes were anticipated.

The third item was the consideration and approval of the minutes from November 19, 2017, February 5, 2018 and March 19, 2018. Guy made a motion to approve all three sets, Jon seconded, and the motion passed unanimously.

There were no members of the public who wished to address the public.

Guy provided the Treasurer's report. He noted that finances were in good shape with no unforeseen expenses year to date. Payments from Pitco and billing customers are being received in a timely fashion. They have a new bookkeeper on board who is helping get things in shape and addressing issues on the books left by her predecessor.

Guy and Gus were thanked for identifying, hiring and orienting the new bookkeeper.

Peg led off the discussion to consider the fee schedules for commercial and institutional customers. She noted that she and Gus met with the County Manager Jon Peacock to address strategies to offset the declining revenue stream due to the Gallagher effect. They discussed the impact of the APCHA deed restriction, potential of annexation of adjacent properties into the District, tax increases, utility fee increases and other strategies. Peg noted that historically the Post Office and the Fire Department had not been charged a water and sewer utility fee, though

the charge of these fees would be appropriate. Discussion ensued. All with input were given an opportunity to contribute.

Peg then made a motion that the **District initiate a fee for institutional customers including the Fire District and the Post Office at the minimum 2% (total budget – trash hauling costs) annual rate, 2018 rate of \$3,440 prorated to 6 months, to be noticed in the month of May, billed by and beginning July 1, 2018, and to be adjusted in the future according to use as appropriate. Guy seconded the motion and the motion was approved unanimously.**

Leah was thanked for accepting the role as the official website posting guru, and her good work on that already.

The finance committee of Guy and Gus, and the administrator Andrew, were thanked for working with the new accountant Joe Hood to see to the proper filing of the Audit Exemption with the State Auditor as required.

Peg mentioned that there had been no appropriate follow-up from Cedar Networks, who was interested in a phone/internet provider contract. Nikki volunteered and Gus gratefully accepted her help, to explore this along with other phone and cable completion options.

Gus announced that Josh White will get the irrigation system up and running over the next few weeks. If anyone has specific irrigation hook-up questions, please submit your name, physical address, contact information and question(s) into the drop box or to Metro POB 343 and Gus and/or Josh will have a look. Please be patient, they will get to it but it won't be right away. The Metro is responsible to bring this service to your property and would like to help residents figure out how to hook in. Gus encouraged residents to use the irrigation water for outside watering, and informed folks that when use goes beyond the flow capacity of the system, a schedule will have to be worked out, not a problem, but just a the next step.

Peg noted the Board of Directors is a five member Board and has been operating without a full membership for a while now. She encouraged those in attendance to join the Board. John indicated that he would not be available for another term of office. Donnie McAllister noted that he had been involved with the HOA, the BOD and had lived in the community since prior to APCHA. He felt his best contribution could be in a practical supporting role. Nikki Allan offered to be appointed to the Board. **The Board moved unanimously to appoint Nikki to a four year term of office. Guy nominated Peg and with a second by John, the motion carried unanimously and Peg was appointed to a four year term as well.** Both took the Oath of Office. The board continues with the functional three members, and looks to the community to fill the remaining 2 seats + Peg's seat, which she is ready to hand off.

Under old business, Jackie Matthews discussed the outcome of her discussions with the Pitkin County staff regarding the fence encroachment issue at #207. Even though the fence pre-existed the covenants, the County does not consider it to be legally grandfathered due to a lack of proper execution of documents by the County. Furthermore, the fence was not constructed with a permit. In order to remedy the situation community-wide, the HOA would need to modify the declarations of covenants to acknowledge all fences and improvements. This would involve a

property-by-property inspection by the county. Jackie suggested that the best way to deal with this issue is for her to pursue an individual exception from the County. She was encouraged to verify approval for the neighboring structure placement first.

Leah Boucher presented a proposed plan for the garden on the berm. It would be constructed out of terraces made of soil, with no structural elements. It was advised that if fencing was pursued in the future that it be placed beyond the berm on the outside edge of Metro property. **The Board moved unanimously to approve a 40 foot by 8 foot sample plot and encouraged Leah and Whit to proceed, and to pursue garden funding on the Metro's behalf.**

**Brad Matthews** who appeared just before the meeting and made himself available for the post of **playground committee chairman was appointed unanimously to the post by the board and authorized to explore structure/location options for basic playground structure, and pursue funding;** with encouragement to return to the board with a plan for consideration for approval at the August meeting.

Nikki presented her research on the recycling front. She did considerable research with Mountain Waste and provided the Board multiple options to consider. At the conclusion of the discussion, **The Board moved to authorize Nikki to modify the agreement with Mountain Waste to add two two cubic yard recycling dumpsters and remove one three yard trash dumpsters authorizing the payment of a onetime \$50 drop off fee, and the new agreement to add no more than \$70.00 per month to the cost, to include an educational campaign of signs, posters, flyers,** and the blessing and encouragement to have a party to celebrate and inform this evolution. Compost info gathered by Nikki was also shared, consensus was to wait and see if some of those materials may be useful to the Garden project.

Peg provided several announcements including bill deadline (Due on the 1<sup>st</sup> of the month) and health fairs (posted in the laundromat and PO).

With the agenda completed, the meeting was adjourned at 8:30pm.

Meeting notes prepared by Andrew McGregor, Administrator.

Addendum: Sincere thanks goes out to

- New leaders and contributing members of the community:  
Nikki and Shane, Brad and Jacki, Leah and Whit.
- Nikki for her willingness to serve on the board.
- Legacy members of the community, our secret weapons and powerful agents-of-good:  
Gus, Donny, John and now Guy and Andrew (honorary neighbor).

On behalf of everyone here, Sincerely, Peg