

# **Will-O-Wisp Metropolitan District**

**956 Wisp Creek Drive**

**Bailey, Colorado 80421**

Meeting of the Board of Directors

January 14, 2010

**Rick Angelica called the meeting to order at 6:31p.m.** Members also present at roll call were John Howell, Marty Prater, Lynn Louvar, and John Arnouts.

## **Attending Guests:**

Deb Russo (Accountant), Richard Toussaint (Attorney), Julie Bigsby (Intern), Bill Schwartz (Operator) and Judy Kirby (Administrator).

## **Guests**

Jeannie Boyd, 49 Silver Springs Road, discuss her bill. She also wanted to know about building a skate park within WOW. Rick said she should talk with Vickki who is head of the recreation committee after the meeting.

## **Approval of the Minutes**

**Rick makes a motion to approve the minutes of the regular meeting on December 10, 2009, with the change of the ACC applications; John H seconded, and passed 5-0.**

## **Pine Ridge Development**

Rick and Richard attended a meeting at Dave C office with Ryland and Pine Ridge. A check was received for payment of all past due bills except Well #7. A new agreement was discussed that PRD would pay \$10,000 for Well #7 when the Certificate of Occupancy for the tenth house is received.

Richard gave the BOD a new development agreement. This changes the reservoir being in place by the 250<sup>th</sup> home, not the 27<sup>th</sup>.

John H wanted to know if COE needed a copy of this agreement. Rick said they have a copy of the first agreement from the 1041 that is enough.

Richard let the BOD know that this is a binding contract; it would be in effect if PRD sold to another company.

PRD also committed to building the pump station this year.

## **Plant / System**

DMR sampling for December was good. The monthly bacteriological samples were acceptable.

Filter #3 is being emptied prior to rebuild.

The new storage shed is almost complete.

## **Finance**

Deb went over the Treasurers Report. She would like to have \$20,000 transferred to pay the bills from ColoTrust to Mutual. Judy will do this tomorrow morning.

**Lynn made a motion to accept the Treas Report, seconded by John H, passed 5-0.**

**Rick made a motion to approve the bills to be paid, seconded by Lynn, passed 5-0.**

The Delinquent Accounts were gone over.

Deb said the state would be auditing, she will get in touch with ADP for more information at the next meeting.

## **Architectural Control Committee**

None

## **Miscellaneous District Items**

Recreational Committee – Vickki Arnouts

Will talk with Jeannie Boyd about a skate park.

## **Public Comments**

None

## **Legal Matters**

Due Diligence – moving forward.

Sub District – none.

Masini & Company

Richard recommends to the BOD to retain the services of Masini & Company for the 2009 audit. After a short discussion:

**Rick makes a motion to pass Resolution #01-10-1, to retain the services of Masini & Company for the 2009 audit of the WOW Metropolitan District not to exceed \$4,660.00, seconded by John H, passed 5-0.**

## **New Business**

Rick handed out the Burlander, a newsletter within Burland, who charges for advertisements. In the past the BOD has voted no on this, but Rick would like this brought up again for discussion at the February meeting.

The website would be a good place for advertisements as well.

## **Old Business**

Tract 5 – none.

Rick would like the access road to the tank worked on.

The lot at the end of Wisp Creek Drive is owned by Park County and needs to be offered to all other Park County offices before a bid from WOW can be received.

Lynn is working on the HR Policies Manual for WOW.

**Adjournment**

**Rick made a motion to adjourn the meeting at 7:38 pm, seconded by Lynn, passed 5-0.**

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**Rick Angelica, President**

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**Lynn Louvar, Director**

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**John Howell, Secretary**

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**John Arnouts, Director**

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**Marty Prater, Treasurer**