

Will-O-Wisp Metropolitan District

956 Wisp Creek Drive

Bailey, Colorado 80421

Meeting of the Board of Directors

August 12, 2010

Rick Angelica called the meeting to order at 6:30p.m. Members also present at roll call were John Howell, Marty Prater, John Arnouts and Lynn Louvar.

Attending Guests:

Deb Russo (Accountant), Richard Toussaint (Attorney), Bill Schwartz (Operator), Brian Zick (Engineer), Vickki Arnouts (Recreation Committee), and Judy Kirby (Administrator).

Approval of the Minutes

Rick makes a motion to approve the minutes of the regular meeting on July 8, 2010; Marty seconds, and passes 5-0.

Guests

Tom McGuire, resident of WOW, attended to observe.

Pine Ridge Development

Update - None

Plant / System

DMR sampling for July were good and the monthly bacteriological samples were acceptable. Rebuilding Filter #1 has begun. The annual jetting and tv'ing is complete.

Finance

Deb went over the Treasurers Report. **Rick makes a motion to accept the Treasurer's Report, Lynn seconds, passes 5-0.**

Rick makes a motion to approve the bills to be paid, John A seconds, passes 5-0.

The Delinquent Accounts were gone over.

A letter from Masini & Co was discussed to retain services for another year with the option for a second year; this will be further discussed at the September meeting.

Architectural Control Committee

None discussed

Miscellaneous District Items

Recreational Committee –Vickki Arnouts

The annual picnic is set for August 29th.

Vickki will order two sets of horseshoes, \$50.00/set including shipping.

Public Comments

None

Legal Matters

Due Diligence –

Trout (attorney representing Schaffer) and James Culichia (attorney representing the Center of Colorado Water Conservation Board) may want to fight the point of diversion and other issues, they are talking about a five day trial, WOW feels that a three day trial would suffice.

Without this reservoir Pine Ridge Residential would have to adjust the 404 permit, the 1041 permit and the development agreement.

It is very tangible to have a 50 acre foot reservoir in Woodside, not so tangible to have 12 acre feet in the WOW community.

Ryland would like to use Tim Flanagan as the lead attorney. Bill Paddock of Carlson, Hammond & Paddock would cost between \$50,000 and \$100,000.

Rick feels that WOW should approve a bond to the developer to pay for the things needed to keep up on the Due Diligence.

John A would like the BOD to spend more time discussing improving the community as it is now and not what might happen with the developers in 20 years.

Richard would like the Resolution for Proposition 101 and Amendments 60 & 61 discussed at the September meeting.

Sub District – None

New Business

SDA Conference is September 22-24, 2010 in Keystone, CO. Rick, John H, and John A would like to attend.

Rick makes a motion to register three BOD to attend the annual SDA Conference, John H seconds, passes 5-0.

John A talked with the pastor of the Church of Christ, and he said that they feel like WOW is stalling them in their building of a church in WOW.

John H talked about the roads in WOW. The county sign is up at the beginning of Wisp Creek Drive letting residents know that work will begin again. First the county will come through and sweep, then chip seal and fog coat will be applied. The process of “Fog Coating” will be done every two years.

Todd Bloom is the new manager for Conifer Water (John McMichaels is no longer with the company).

Brian Zick (TEC) let the BOD know that two bids were sent in for the diversion.

1. \$62,739.00
2. \$92,329.00

Brian is trying to reduce the scope of work. The first phase is coming out of the river; the second phase would be connecting the pipes and coming out of the wetlands area.

After a discussion about funds for this project, the BOD decided to table this until 2011, the BOD thanked Brian for his time.

Rick makes a motion to appoint Dana Retterer, TNC office, as the 2011 Designated Budget Officer (DEO), John A seconds, and passes 5-0.

Old Business

Tract 5 – None

Policy Manual - Richard would like the BOD, Deb, Bill and Judy to look over the policy manual for a discussion in October

Adjournment

Rick made a motion to adjourn the meeting at 8:55pm, John A seconds, passes 5-0.

Rick Angelica, President

Lynn Louvar, Director

John Howell, Secretary

John Arnouts, Director

Marty Prater, Treasurer