

Will-O-Wisp Metropolitan District

956 Wisp Creek Drive

Bailey, Colorado 80421

Meeting of the Board of Directors

September 9, 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), Vickki Arnouts (Operator Report & Recreation Committee), and Judy Kirby (Administrator).

Approval of the Minutes

Rick makes a motion to approve the minutes of the regular meeting on August 12, 2010; Lynn seconds, and passes 5-0.

Guests

None

Pine Ridge Development

Update –

Have been working on the Legal and the Integrated System.

Ragonetti wants to have a purchase option for PRD, purchase within 10 years with a 10 year extension. This is under negotiation.

Plant / System

DMR sampling for August were good and the monthly bacteriological samples were acceptable.

A new hypochlorite pump was purchased and is on site at the water plant. The best quote to install anodic protection in the water tank was received from the company who cleaned and inspected the tank, that is who we will go with.

Finance

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

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

The Delinquent Accounts were gone over.

Architectural Control Committee

None discussed

Miscellaneous District Items

Recreational Committee –Vickki Arnouts

The annual picnic was a great success. The BOD thanked Vickki for all of her efforts in getting together this year. Vickki handed in her receipts.

Public Comments

John H brought up a concern from a homeowner about a suspicious man in the neighborhood. He was going door to door late at night asking people if they needed any help with their computers. Richard emphasized that WOW is a government entity and should not get involved with this as a District, homeowners should contact the police department.

Legal Matters

Due Diligence –

Working on an agreement that the WOW District will not be involved with the Due Diligence. Trial will be set for January or July of 2012.

Sub District –

Bond Issues to go forward.

Richard recommends to the BOD to adopt Resolution 09-10/1, opposing Proposition 101 and Amendments 60 & 61.

Rick makes a motion to accept Resolution 09-10/1, Declaring Opposition to Proposition 101 and Amendments 60 & 61, Marty seconds, passes 5-0.

Rick will post on the website.

If individual homeowners would like to put on their property, they may.

New Business

Rick and John H attended the annual meeting of Mountain Mutual.

Rick would like Judy to schedule the pick up the two extra trash cans for WOW pond cleaning next week.

Rick and John H will be attending the annual SDA Conference at the end of September, other BOD could not attend. They will bring back information to the October meeting.

Rate Increase –

The District needs to gain more revenue, a rate increase would help.

Some suggestions from the BOD:

- A. John H talked about an amendment stipulation, if we increase our rates to homeowners now, and we receive other revenues in the future, could we then decrease the rates again? Richard let the BOD know this is very difficult to do with the inflationary process.

John H feels that WOW residents are already restricted in their use of water now.

- B. Richard suggests looking into raising the Mills next year for the District.
- C. Rick talks about the metering of homeowners. Bill has received three new meters, one has been put on Rick's home, took less than 10 minutes to install. The cost is about \$100,000 for the meters and the program to run for reading each month.
- D. Lynn suggested billing homeowners depending on the number of residents living in the home. This will not work because then it becomes a Census issue.
- E. John H brought up homeowners paying more, voluntarily, and if they did this WOW would cover any service line issues if they came up. The BOD discussed that this could be a very expensive process, and the R&R state that each homeowner is responsible for their own service lines.
- F. Vickki talked about water conservation of homeowners if meters were installed. The residents might be more susceptible to put in water saving features if they were metering the water intake.

Judy will send Rick the old spreadsheet from when certain meters within the District were being read, to see the difference in water usage compared to how many people were living in the home.

John H says he knows that a rate increase needs to happen to gain revenues, but stated very clearly that the rate increase is "mutually exclusive" of the installation of meters and the conserving of water from homeowners. The residents are already restricted on the use of water within the District.

Old Business

Tract 5 –

Richard received a call from Larry Hobbs (attorney representing the Church of Christ) who said he would be attending this meeting, he is not here. WOW has still not received the agreement they had asked for from the Church of Christ back in June of 2009.

Adjournment

Rick made a motion to adjourn the meeting at 8:37pm, Lynn seconds, passes 5-0.

Rick Angelica, President

Lynn Louvar, Director

John Howell, Secretary

John Arnouts, Director

Marty Prater, Treasurer