

WJ Metro District
Board of Directors Meeting
April 27, 2020
Via ZOOM
6:00 p.m.

MINUTES

1. **Call to order.** The meeting is called to order at 6:06 p.m. by Wayne Ethridge, President. Other Directors present: Paul Jones, Shelly Marolt (joins the meeting in progress), Steve Marolt and Bob Vhrin. Other District Member Present: Becky Gilbert. Other Present: Ben Elmore, District Engineer (Zancanella & Associates); Paul Jones, Secretary, records the ZOOM session and has written these minutes. A full transcript of the meeting is available upon request.
2. **Review and acceptance of minutes from previous two meetings (February 11, 2020).** Wayne has two corrections. First, Wayne says Bill Dinsmoor does not live in the “Woody Creek Trailer Park”, but across from it, and suggests eliminating “Trailer Park”. Second, Wayne wants to amend “Wayne says while the number of plane crashes in Aspen by commercial pilots is exemplary” to “Wayne congratulates the [commercial] pilots on their excellent record.” With these changes, Wayne moves to accept the minutes. Bob seconds. Unanimously approved by the four members present. unanimously approved by the three members present. [Shelly joins the meeting.] Wayne asks Shelly if she has any amendments to the minutes. Shelly does not.
3. **New Business.** Becky Gilbert says she likes meeting by ZOOM and urges keeping the format going forward, at least in the short term. Wayne notes that the District asked attorney Paul Taddune to research the easement allowing access across our property in light of plans to build the solar farm. Wayne says based on Paul Taddune’s research, we can certainly raise objections to the language that’s in the existing easement and the way that Lowe LLC tried to transfer the easement to Aspen Consolidated Sanitation District. Paul Taddune has charged the District \$300 for an hour of his time. Paul Jones moves to pay the bill. Bob seconds. [Unanimously approved.] Wayne reports that he has not had a response from the attorney from the project developer, RES.
4. **Cancellation of WJMD Directors Election.** Becky notes that while she wanted to run for Director, she opted to avoid costing the District \$6K-\$8K. She expressed her intention to “hang in there” until the next election. Paul notes that no action is required of the Board on this item, but that it was included on the agenda as a way of formally announcing that the election was cancelled. [Note that there was an error on the term expiration dates on the agenda sent out prior to the meeting. Shelly and Bob’s terms expire in May of 2022. Wayne, Paul and Steve’s terms expire in May of 2023.]

5. **Treasurer's report.** Bob reports that the District has \$786K in the bank, \$233K in property tax receivables, and that for the first quarter, we are \$23K under budget. He notes that we are only overbudget for trash service (\$390). Bob proposes that, in light of the current COVID-19 pandemic and economic shutdown, the District waive the 2020 first quarter utility fees (\$130 for deed restricted homes, \$390 for free-market homes; a loss to the District of \$10.5K). Wayne supports Bob's proposal. Paul and Steve do not. Shelly moves to send out a letter to all WJMD members noting that while fees shall not be waived, the Board recognizes that the current situation may be causing economic hardship and that if any member is having difficulty meeting their obligation to pay the utility fee, they should contact Aspen Bookkeeping at (970) 920-3627 to work out a payment plan. The Board will waive late payment fees through 12/31/2020. Steve seconds. Bob is disappointed, but reluctantly joins the other members in unanimously approving the motion.
6. **Review, Approve, and Ratify the Accounts Payable List.** There are complaints that the information does not fit on one page and is therefore hard to print out and read. Bob will talk to Fred about improving the format. Clarification is made on a few payments and no objection is made of any expenditure. However, the Board does not formally move to approve and ratify the payables.
7. **Engineer's report.** Ben reports that the only septic issue is the effluent line from Bob Vhrin's house to his septic tank. Completion of the work has been delayed due to the cessation of construction during the current shutdown. Bob reminds Ben to coordinate with his neighbor as the construction will go through the neighbor's property. Becky urges the Board to recheck all of the septic tanks because many people have been home much more due to the shutdown. Ben Elmore advises the Board that this is not necessary. Shelly's yard was torn up to replace her tank and leech field and is eager to have it revegetated as soon as possible as soon as the current shutdown allows. She will coordinate with Ben on this. Paul asks Ben what the District's general policy is on revegetation. Ben states that so far, the District has paid the full cost of revegetating back to their prior condition all properties impacted by septic modifications.
8. **Water Report.** Ben states that he has not observed any significant changes in water usage (and loss). Wayne reports a recent smell of chlorine near his house. None of the other WJMD members present have noticed this. Wayne will contact Alan Leslie (EPC) if necessary.
9. **Formal resolution for the hiring of Justin (Binnie) Holloway.** Paul moves to approve the formal resolution provided by Debbie Braucht. Bob seconds. [Unanimously approved.] Steve comments that he thinks Binnie has done the best job plowing of anyone since he has lived at WJ. Shelly says he is the only operator to plow her driveway without getting a single stone on her lawn. While otherwise very happy with Binnie's wonderful attitude and work generally, Becky wants to see more work done in eliminating the slush/ice build-up that occurs in shaded areas. Wayne says he thinks Binnie had a great "rookie year" and feels confident that we can improve next year regarding the slush/ice problem. Bob says he has been very happy with Binnie's work, and that his only concern is that Binnie will be available to come back next year.

10. **Loafing shed enclosure for snow equipment.** Wayne will talk again to Bob McDonough to see if he is still interested. Bob will talk to his associate to see if he is interested in the work.
11. **Year-by-year comparison of snow removal expenses.** With Debbie's help, Bob has gathered the expenditures and provided a comparison. He is pleasantly surprised to discover that even with a very conservative amortization of the purchase price of the truck over only seven years and the skid steer over only ten years, the District has spent less money on snow removal than it did prior to purchasing our own equipment and hiring our own operator.
12. **Update on solar farm.** In addition to Wayne's comments in #3 above, Wayne notes that he has not seen any activity at the site and asks other WJMD members present if they have seen anything. No one has. Wayne promises to pass along any information regarding the solar farm as he might receive it. [Becky leaves the meeting.]
13. **Update on airport.** Wayne begins by commenting on how quiet the skies have been during the current lockdown. He reports that the Vision Committee has issued its report, in which they call for leaving the runway where it is but widening it from 95 feet to 118 feet to allow for the Airbus A200 Series plane, which they see as they see as the best replacement for the current commercial CRJ-700 aircraft. Wayne and his fellow members of SOS (Save Our Skies) are against widening the runway because it would allow a much wider variety of general aviation aircraft, (bigger, nosier, and more polluting), specifically all 737s to come and go from Sardy Field. He and his associates are also confident that because regional airports make up such a large part of the US air force, that a successor to the CRJ will emerge that will be able to operate within the current 95 -foot limitation. The most promising is the Mitsubishi M-100. Wayne sees an opportunity to harness the community's experience of quietude, but worries that the industry could use fear of our local economy being in danger of drying up if we don't allow all these aircraft in. He notes that three times now community developers have used the threat of current aircraft being phased out to try to push for growth. He will continue to fight hard against airport expansion.
14. **Adjournment.** Wayne adjourns the meeting at 7:22 p.m.