

**DURANGO WEST METROPOLITAN DISTRICT No. 1**  
**BOARD OF DIRECTORS**  
***REGULAR MEETING April 23, 2025***

**Call to Order:** April 23, 2025, meeting was called to order by Melissa Schneider at 6:36pm.

Board Present: Melissa Schneider, Tom Phelps, Jeanne Matthews, Joel Peterson, Jordan Groetken.

Staff/Reps Present: Janet Anderson, Brian Davies, Mike Roussin

Visitors: Brett Craig, owner 80 Forest Ridge Drive was present.

Minutes: March 26, 2025 minutes were approved by motion from Tom, 2<sup>nd</sup> by Jeanne.

Visitor Business: Brett Craig again reiterated concerns about neighboring property at 64 Forest Ridge Drive. Dog issues have improved after several calls to Animal Control, though the animal showed aggression weeks ago. His main concern remains violations involving overnight camper use, which he believes has served as overflow sleeping for years. Neighbors are disturbed by frequent late-night activities—vehicle repairs, projects, and movement with lights and tools—though not loud music or parties. Brett noted he has camera evidence of regular camper use and will gather more to share with the board. Janet reported two family deaths have led to additional occupants moving into 64 Forest Ridge, with the camper likely used for extra beds. The District understands the camper is powered by an extension cord but not connected to water or sewer, though it may have internal tanks. It is unclear if the camper can be easily moved. Brett agreed to provide evidence, and the board will prepare a formal notice based on his evidence and observations. Brett emphasized years of nuisances affecting his family and tenants, raising concerns about tenant retention.

Collections & Notices: A delinquent assessment was discussed as \$1,800 remains unpaid from several years ago on 207 Woodcrest. The board requested staff send notification of termination of water services. Janet said the owner has been dismissive and rude in prior attempts to collect. Janet recommended a few board members might offer to meet with the owner as a final show of

good faith prior to terminating services. Jeanne and Melissa agreed they'd meet with the owner. Joel said he may also be able to attend.

LDWA Report: Mike reported the rate firm's first draft didn't have an accurate assessment of the Lake's infrastructure and operations yet, and were not familiar with all of the terms and requirements of the acquisition. Because they have a large contract on another project, the rate firm hasn't made much forward movement since their initial consultation and they recognize there is a lot of work ahead. There are several projects and items coming up that need to be funded, especially capital improvement obligations. He'll keep tracking numbers and keep the board updated. This new rate structure could remain in place for a long time.

Brian Field Report: Brian reported the the fire mitigation grant for the western line adjacent to development appears to have been given a green light to move forward. Although it has been scaled back, and things could still change in a moment's notice, our fire crew in charge of of this grant thinks we can still complete a lot more work in 2025 and it may not be as scaled back as we feared. The location of work is in a high-risk section of fuels and wind patterns.

Volvo Repairs: Joel Peterson has a good friend who is a retired, highly skilled heavy equipment mechanic. Joel said he would not feel comfortable asking him to spend 4 hours digging into something like this for free, but is worth asking if he'd accept payment for a professional evaluation and determine if repairs could be completed in-house. The board agreed it made sense to have a full evaluation on the Volvo and are willing to invest up to \$2,000 towards travel and time. If the result comes back that the loader can give another few years of service for less than 20K, it is worth serious consideration given rental prices and new equipment prices these days.

Potpourri: Jordan said there were fire complaints and Janet echoed she was called on a Sunday as well. Resident Greg Ehrig was burning at his Trailwood residence. Neighbors were very upset and felt very disrespected. This is not the first complaint received about this residence and another property he owns on Valley View Way. There is a repeated pattern reported of this owner annoying neighbors. Janet reported talking with Greg by phone and agreed to immediately stop and put out the fire. Greg was finishing by the time he was called, and Janet did not need to make a house visit. Janet updated the neighbors and offered to make a house visit if any further activity happens.

Adjournment: The meeting was adjourned at 8:45pm by motion from Jordan, 2<sup>nd</sup> from Jeanne.

Post-Discussions, no Decisions.

Board Resignation: Immediately after the meeting Tom presented a letter of resignation effective the date of this meeting, April 24. Tom served twice, once in the 1980s and he successfully ran for election in 2020 and 2023. His term would have expired in 2027. Durango West remains busy; both of these time periods were important to the neighborhood's future direction. Tom's experience and being one of the longest-term residents has been very valuable and appreciated.

Personnel Resignation: Kathy Phelps resigned on April 1 without advance notice after over 20 years of service. She was informed her position would shift to hourly and eventually be phased out by late 2026 due to budget limitations and the need for modernization. Brian's responsibilities are too much for one person, and an extra position is needed for 24/7 availability. The District would like to combine some of Kathy's duties into a new position. Janet is concerned about securing reliable help for Brian and implementing a fully paperless system before her retirement. More board involvement will be needed if the budget cannot cover all needs. The focus is on new CCRs, road rehabilitation, water infrastructure, and modernizing records and mapping. Despite challenges, the District has many past accomplishments to be proud of, with many thanks to Tom and Kathy for their contributions. Best wishes to both.

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Board terms: It was noted Melissa reaches term limits at the May 6 election. Dw1 follows the state rules of Special District directors serving two full terms. Given Tom's resignation, Jordan, Joel, and Jeanne are the remaining directors eligible to serve until each of their seats expire in 2027 and 2029.