

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING October 8, 2024

Call to Order: Meeting called to order by Melissa, 2nd by Tom.

Board Present: Melissa Schneider, Tom Phelps, Jeanne Matthews, Jordan Groetken. Joel Peterson was absent, board excused.

Staff/Reps Present: Janet Anderson, Brian Davies, Michael Roussin.

No visitors were present.

Encroachments & Spectrum (Cable & Internet) Upgrades: Spectrum has been replacing and adding to infrastructure throughout the easements and common areas. Some encroachments have been corrected over the years, but there are still numerous areas where access is completely blocked off.

The board discussed that even if utilities are not being upgraded the District should not lose access to public land and homeowners should not expand beyond property boundaries for exclusive use purposes. Janet asked the board for permission to pursue using a fence contractor who is a homeowner in Dw1. Janet and Brian met with him and have determined it will be the least expensive to coordinate with one small company to obtain bulk pricing and to ensure payment so the fence person is not trying to collect from each owner. The entire easement behind Woodhaven and Ponderosa from north to south has been fenced off. Because the contractor is a company with 2 people and the scope of the project affect well over 20 homes, it will be most practical to split this into chunks by correcting 4-6 back yard lines at once then moving to the next section. Residents of course are welcome to perform their own construction or hire anyone they choose, but having a contractor's price in hand will help many residents get the job completed cheaper and quicker. The land needs to be reclaimed by the District and full access needs to be restored. The board agreed the District could offer payment plans and the board is willing to participate in meeting with homeowners to provide notification and to support staff in pushing the project forward. Janet and Brian anticipate setting up meetings with residents this spring and secure summer & fall construction scheduling. The neighborhood fence company at this time has agreed he is willing and able to work within the District's projected timelines.

Election for Infrastructure in 2025: There are several important projects that will be in planning stages throughout 2025. The District anticipates asking voters to make decisions about roads, new CCRs, rules & regs, water infrastructure, and fire mitigation. Janet will find an engineer within the next couple of months to give the board better ideas on current conditions and lifespan remaining on each street.

Notifications to Residents – Numerous Items Coming in 2025: Janet will need to send a newsletter outlining basics then inform residents of further details as deadlines approach. A taxing bond election is allowed to be held in May or November only in odd years.

Budget 2025: A draft budget was presented to the board. Janet requested if hearing dates could be set. It was determined everyone anticipates being available for regular meetings and hearing dates on November 20 and December 4. Janet will publish accordingly.

Adjournment: The meeting was adjourned at approximately 8:35pm.

A handwritten signature in blue ink that reads "M. Schwabler". The signature is written in a cursive, flowing style.