

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING May 28, 2025

Call to Order: May 28, 2025, meeting was called to order by Melissa Schneider at 6:41pm.

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

Board Present: Joel Peterson, Jordan Groetken, Melissa Schneider. Janet said she didn't know if a quorum was technically present due to Melissa's term ending at the May 6 election, and Tom Phelps immediate resignation on April 24, even though the board approved allowing Melissa to serve through May. At the time it was assumed 3 directors all eligible to remain on the board would be present. Minutes ago, Jeanne informed Janet a work injury required her to see a doctor this evening and she would not be attending. Janet said Jeanne had already notified her she would not attend June's meeting because of pre-excused travel. Formal decisions may need to be postponed unless necessary to continued operations.

Melissa's last meeting: Janet expressed large thanks to Melissa for remaining as a director for two full terms. She asked the records to reflect a few specific accomplishments beneficial to Dw1 under Melissa's and Tom's roles as president and vice-president: forcing clean-up of several properties, building 2 new homes, committing to asking voters for funding to start road rehabilitation before further damages occur, representing Dw1 on the jointly owned wastewater plant committee, hiring formal accounting help, and voting for playground expansion.

Visitors: Scott Neilson was present to update the District on fire mitigation plans. Scott is a battalion chief we are fortunate to have available to us. Insurance companies are continuing to pull back options and willingness to write new policies. Also present were property owners Emma and Bear Tomlinson, 31 Forest Ridge, and Scott George, 99 Lazy Pine.

Minutes: April 23, 2025 minutes were approved.

Visitor Business: Scott George, 99 Lazy Pine, wanted to talk about installing new fencing. Melissa explained there could be encroachment on the front but it did appear the improvement would be an asset to property values and not appear to interfere with operations, she personally did not object. Janet recommended a formal approval not be granted to avoid setting precedent and lack of a formal

quorum, but acknowledged she was very happy the homeowner followed procedures by asking permission and informing the District of his plans prior to making improvements. Emma and Bear Tomlinson, 31 Forest, wanted to say they were happy to hear playground improvements are getting close. Janet said many products had been ordered, and they were expecting delivery within a couple of weeks. More were on the list to see if they could fit into the space and budget.

"Note: Subsequent to the meeting, almost every item ordered notified shipping would be delayed, and the playground construction was further from completion than we wanted. Some of Brian's extra helpers canceled, and the supplier shipped the wrong main unit (Rose Creek playset), which could cause as much as another 6-10 weeks delay. However, the quality of the wrong piece did meet and exceed expectations, and the new items are expected to hold up many years. The District has a history of purchasing high-quality residential and semi-commercial items, but has never had the ability to purchase true commercial items. Previous purchases lasted over 12 years so we were not unhappy with them, but the recent main unit that was replaced just 2 years ago failed quickly. The swings have sort of held up better, but the bracing and frame structure has movement and overall Brian and Janet consider it "junk" for what it should be. New commercial items were luckily approved, and Janet has been ordering many items since April.

LDWA: Mike reported another 5% rate increase is being planned, but their rate study is still in progress. Dw1 asked Mike to vote against increasing rates while the cost of service update is ongoing, as they believe increases should wait for the professional analysis. Dw1 is frustrated with the time it has taken LDWA to complete an updated cost of service rate study since the original request was made in 2017.

The Authority was first formed in 2009, and the first study was done in 2011 to use accurate accounting data from the new entity (GASB, government accounting standards). Several significant changes, such as adding customers from La Plata West Water Authority, bringing in Lake Nighthorse water. Substantial increases in personnel costs and new equipment purchases have also significantly impacted costs and allocations.

There is concern from Dw2 and retailers that rates will increase, which is a risk Dw1 acknowledges and thinks is necessary. If an increase is recommended, it should mean LDWA needs more funding to maintain the ability to sell quality water. Dw1 believes our residents should pay their fair share for a quality water product but we are asking for these costs to be justified with accurate data to present to our constituents. Dw1 approved using the cost of service method when purchasing the Lake because it is the most comprehensive and uses the fewest judgment calls. While some judgment decisions are made in all rate-setting methods, using the Authority's approved rate method should benefit both Dw1 and LDWA in the future by having a professional study to point to when water costs are questioned or critiqued. Most residents are very happy to have central water and they are aware of the importance to property values and lifestyle.

Staff: Brian reported he'd be very busy on the playground this summer and hoped to minimize downtime as the construction progresses. Janet discussed purchasing additional fencing and being extra conscious of safety measures.

Janet reported she'd not yet dug into cleaning and sorting Kathy's office but was looking forward to turning it into more of a central billing office for training new employees in the future and separating billing items from her and Brian's workspaces as well as getting long overdue upgrades to the District's computers and software.

Jordan advocates using MS365 Government and has been enthusiastic about offering to help the District with administration and set up. He's been helping with security cameras and has installed several off grid cameras to increase safety. Janet said Tom's resignation and losing Melissa puts a damper in longer term planning with Jordan since he is not allowed to be employed while on the board. It seems his services would exceed reasonable volunteer time if 365 is determined to be the best choice and it proves to be as complex as most internet sources agree. It is the only software within our abilities to use that fully complies with security for storage requirements. The amount of paper sorting to continue digitizing is overwhelming at present as the water plant and the office shed are full of years of documents. Hopefully most of it is obsolete but it will take a lot of time to sort to the level of discarding, regardless how well the boxes have been labeled and grouped.

Adjournment: The meeting was adjourned at approximately 8:20pm.