

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
SPECIAL MEETING October 19, 2023

Call to Order: Meeting called to order motion by Melissa, Jeanne 2nd at 6:40pm.

Board Present: Melissa Schneider, Tom Phelps, Joel Peterson. Jeanne Matthews excused absent.

Staff/Reps Present: Janet Anderson, Kathy Phelps. Brian Davies was absent on vacation.

Capital Improvements / New Housing Improvements: The District is in process of constructing new homes and is getting ready to close on a construction loan to finance the majority of the costs. The bank asked the board to review budgets for 2023 and 2024 to ensure loan revenues and expenditures were appropriated.

Resolution to Borrow Funds: Janet confirmed 2023 adopted budget and a 2024 proposed budget both include appropriations and revenues to complete the capital project. Janet then presented a proposed resolution for the board's consideration to authorize borrowing funds to build the homes. The board has previously approved the housing improvements project numerous times in prior budgets, but securing an affordable and available builder able to meet the District's budget and timelines did not materialize until Stratton building presented bids for his availability in fall 2023. The District was seriously considering purchasing modular homes that could be placed on top of garages and partially finished basements so these were the price comparisons used to make final decisions on what to build and who to hire. A Resolution authorizing the District to specifically borrow funds based on Stratton's cost estimates was reviewed. The board approved the Resolution by motion from Tom, 2nd by Joel. The board authorized Melissa as the signer on loan documents and further authorized Janet and Melissa to pay vendors and comply with paperwork needed for bank draws during construction. Loans will be paid off when the homes sell and the construction accounts will be closed. In lieu of additional cash outlay, the board also authorized to pledge as collateral two lots owned by the District, but not being built on at this time. Janet reported Builders Risk insurance has been ordered and will be kept in place on the homes until they are sold.

The board authorized Janet to open accounts with suppliers necessary to construct the homes.

Janet reported foundations have been dug and concrete is scheduled this week.

Adjournment: The meeting was adjourned at 7:35pm after motion from Tom, 2nd by Melissa.



