

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS MEETING **CANCELED**
Unofficial Gathering Meet & Greet August 27, 2025

August 27 Regular Meeting Canceled and September 17 Work Session – summary for the record:

The August 27 regularly scheduled meeting was canceled due to a lack of quorum, but it was replaced with a casual Meet and Greet to visit with residents who may be interested in filling board vacancies by appointment.

Present: Board members, Joel Peterson, and Jordan Groetken.

Staff/Reps: Janet Anderson, Brian Davies, Matthew Saiz, Mike Roussin

Visitors: Hosting the meeting was Karín Romero

Many residents came to say hello and learn more about the board vacancies. Karín made delicious appetizer dishes; the District provided drinks and tableware. The group spent time mingling and meeting new faces. The District was very pleased with the turnout and the level of interest.

Janet and Karín had visited about the possibility of Karín filling Melissa's seat before Tom resigned in April. Jordan initially recommended her, with high praise for her skills, and felt she'd be excellent. During mingling time, Joel, Jordan, Janet, Brian, and Mike decided to appoint Karín after the event to ensure a quorum was in place immediately, not wait until September's regular meeting.

Janet then gave the group an overview of the District's situation and the need for at least three board members to make a quorum. She confirmed Karín will be sworn in after this gathering, leaving two seats for appointments.

She encouraged attendees to take a couple of weeks to think about the information they'll hear this evening. It's a harder commitment when you are a board member of a District without money. We want directors who will take the position seriously. The District had three major items in process for 2025 that were pushed to 2026 because they had no chance of successfully passing funding without a knowledgeable board able to inspire trust. Directors need to hold special meetings in larger spaces like the fire station or a county building room for bigger money items and CCRs. Water infrastructure needs help. CCRs were also mentioned as very important to tackle.

It's time to review a draft budget and would help get the District back on track. It will also help candidates decide if they still want to commit. Janet recommended a work session before the next regular meeting. Interested candidates agreed September 17 was a good date.

Janet shared the basic governance requirements of Special Districts, which differ from those of homeowner associations. She clarified appointments, elections, staggered seats, and term limits.

Karín summarized Janet's list - sounds like roads, a new lining for the water tank and main valves, and Covenants will be the main projects for the board to start working on.

Mike was asked to give an overview on finances. He introduced himself as the accountant and has been our representative on the Lake Durango Water Authority board for a long time. He talked briefly about the District's financial position and said he would get into details about the different funds at the work session. He explained the District has used building houses to supplement revenues. He thinks board members need to be willing to raise fees when their auditor recommends it. This is the first year the water fund might not end the year in the red. Mike had financial reports available and offered to email items if preferred.

The gathering wrapped up about 7:40pm. Joel read Karín her Oath and received verbal confirmation and her signature. Janet wondered about the return rate. Mike said we'll know if they show.

Everyone agreed this was a great group of residents. Good questions, smart, respectful, all would present well to the public. Janet congratulated Karín for her huge help in pulling this together. Karín said she did not know a few, thinks they are neighbors. Janet was happy to see Alan Dickens because she really wanted at least one older director who has lived in the District for decades. There is a perspective and representation piece to the long timers. The rest should represent the quickly growing demographic of younger professionals and families. Janet has interview questions ready to email after the 17th, requesting they return before the September 24th meeting.

It was internally decided Jordan and Joel would wait to see, but both felt very comfortable they could step aside for anyone in the group without guilt of leaving the District hanging.