

**DURANGO WEST METROPOLITAN DISTRICT No. 1**  
**BOARD OF DIRECTORS**  
***SPECIAL MEETING May 15, 2025***

**Call to Order:** May 15, 2025, at 6:00pm, a special meeting was called for the purpose of meeting with a landlord who has been disputing an old fine for several years.

**Present:** Melissa Schneider, Joel Peterson, and Jordan Groetken were present. Jeanne Matthews was absent. While waiting for the purpose of the meeting to arrive the board discussed the reality of filling two vacancies.

**Board Vacancies:** Jeanne previously asked to recuse herself from this meeting because it is a contentious subject of fines and penalties involving a neighboring property owner. Without Jeanne, Janet said Melissa is unlikely still a member. The board decided Melissa should stay through the month of May due to unavoidable circumstances of Tom's unexpected resignation. Everyone agreed to solicit people to attend a meeting. Janet said a name has come up several times and she would visit with her. Because she was still an elected member on May 1, the board thought the spirit of the law is being met, but she will not remain a voting director after May's meeting. Janet asked if the board wanted a legal opinion. They did not think it was worth the expenditure for 2 weeks. Janet said she was confident former term limited directors who were again eligible would be willing to fill a temporary appointment to keep conducting business if needed, but it was not really a good option. Posting of vacancies was done. Everyone agreed appointments should not be made hastily despite the situation. Ideally, board members serve an 8-year commitment.

**Visitor:** Lars Johnson, owner of 207 Woodcrest Dr, showed up at approximately 6:12pm. The board welcomed then Janet explained Lars has always been good about keeping his monthly fees current; however, he had terrible renters and had reached completely unacceptable behaviors harmful and dangerous to others. In her opinion the fines were not close to compensating for damages done. Lars is disputing fines and penalties. Janet reminded him drug activities had been involved and had reached a point of intolerable and dangerous. Lars did finally agreed to evict, but did not honor the timeline he promised, which is the core of this dispute. Joel made an offer of compromise to reduce 30% if the other members would agree. A reduction was accepted by all parties if Lars will pay in full within 2 weeks. This case is considered now closed.

**Adjournment:** the board adjourned at approximately 6:25pm. Janet made a departing request to please bring an eligible person to fill a director seat to the next meeting.