

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING September 25, 2024

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

Board Present: Melissa Schneider, Joel Peterson. Tom Phelps appeared by telephone.

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

Open Board Position: The Board recommended making an appointment to the open seat as soon as possible. Two homeowners have spent time and energy wanting to help the neighborhood, Jordan Groetken and Michelle Abrams. Michelle's interests and skills are best utilized as a bridge with homeowners, postings on facebook, and items much more covenant and neighborhood quality of life. She will be working with Janet on policy drafting and review legal responses as we move forward towards a formal vote to adopt updated CCRs. The attorneys will file a new service plan to clarify the District's role when it comes to CCR related situations.

New Board Appointment: Jordan is interested in water, all types of equipment, the security of maintaining our water supply, and he has a strong background in IT and cyber related work. Janet has asked for advice and help getting security cameras installed in a few off the grid areas that would be helpful to monitor for vandalism and illegal dumping. It is rare but it costs all residents when it happens. Jordan will be reimbursed for time and materials and has agreed to make his services very affordable as opposed to what the District would pay on the market. The District is grateful for this offer and all agree we are very pleased to welcome Jordan to our team. Jordan was officially sworn in by Janet as the witness and this begins his first official meeting attending as a voting member.

Minutes from July 31, 2024, were reviewed and adopted by motion from Joel, 2nd by Melissa.

Brian confirmed the board does want to keep heavy equipment on hand for this snow season. He and Janet will determine most economical way to do this. Prices will hopefully be similar to last year, which ended up costing approximately 14-15,000 Janet said. All equipment is expensive but front-end loaders tend to always cost more than backhoes and some excavators.

ILC Encroachments: Janet said there was a line of fence behind Woodhaven that is very problematic and affects numerous properties. The board looked at mapping and Joel had previously attended a visit with a new property owner and her realtor. Janet said most people will probably be cooperative but the board may receive some angry visitors in the future. Janet will start putting

together some letters and hopefully be able to help alleviate too much stress. We agreed tackling this a few lots at a time will be the most manageable. Basically at some point one person installed a back property line fence within the District's utility easement. Other properties began using that line as a property divider and the fence grew and grew. The easement is not accessible and needs to be fixed.

Meetings were confirmed for budget hearings and presenting a draft,

Melissa recommended Kathy's position be switched to hourly. She is concerned about Brian needing more help and is concerned about Matt's announcement of continued water rate increases and she feels resources would be better used to determine the level of duties and services Kathy is performing. Hourly will allow her to track that for a few months before making any future decisions on hiring a reliable employee for Brian. Brian handles an incredible work load and it's important the District keep him. Janet was asked to pick up any slack needed and to inform Kathy this would begin October 1.

Melissa motioned to move Kathy's position to hourly, Joel 2nd, board unanimously agreed.

Adjournment: The board unanimously adjourned the meeting at approximately 8:40pm by motion from Joel, second from Jordan.

M. Schneider
11-20-24