

**DURANGO WEST METROPOLITAN DISTRICT No. 1**  
**BOARD OF DIRECTORS**  
***REGULAR MEETING December 6, 2023***

**Call to Order:** Meeting called to order at 6:30pm by motion from Melissa, Tom 2<sup>nd</sup>.

Board Present: Melissa Schneider, Tom Phelps, Jeanne Matthew, Joel Peterson.

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

Visitors Present: No visitors were present.

Minutes: October meetings were approved by motion from Melissa, Tom 2<sup>nd</sup>.

Houses/Development Project: Janet requested decisions on siding colors and budget. Pre-painted is more expensive but will give us the best finish in the least amount of time. The representative from Alpine Lumber we have been working with, Mark, has been super helpful. He said the pre-painted smart siding is an exceptionally nice product and thinks we'd be very happy going that route if we can fit it into the budget. The board picked colors for roofs as well. Neutrals and a green were proposed. Janet did not have specifics if all prices were equal and product that is available for shipping in stock at the warehouse but alternative color choices were determined and will all look nice. Garage door and entry door on Timber are both in black and Canyon will be white garage and wood front entrance. Timber has a north facing door and black has been a very popular exterior door color the past couple of years. Updated building budget and expenditures to date were presented by Mike. A couple of tweaks to the invoice books were made and explained to the board.

Brian report: Brian is burning the slash pile on December 13<sup>th</sup>. We are purchasing backup cameras for the F350 in case the large sander needs to move into it. The black truck is at the shop for repairs and is driving everyone crazy with the exhaust fume problem that has yet to be resolved. The truck went to the muffler shop then has been moved to Vandegrifts. Hopefully we can get repairs done for less than the muffler shop bids, which were far too high we felt.

Brian has researched and gotten firm pricing on VFD pumps (variable frequency drive) to address the lowering of chlorine levels we have been getting for the past couple of years. We have needed to to with VFD pumps but they are quite expensive at close to \$20,000 with installation. Janet asked Brian to wait until January before ordering so they will be in the 2024 budget as they were budgeted in 24 but not in 2023.

Kathy reported problems with VRBO units parking on the street. This has been going on a long time and the \$100 fines are not making an impact. The board directed Kathy to increase fines to \$200. They also suggested putting a no parking sign on the easement adjacent to the property.

Budget Hearing: Janet and Kathy reported no correspondence or calls had been submitted on the draft budget. The budget includes fee increases and an updated sheet was reviewed:

Water – increase from \$50 to \$56, increase the \$15 per thousand to \$16.

Total increases would be \$205, broken down as follows: \$6 water, \$3 general operations, \$4 roads/commons, \$4 sewer collection, \$10 plowing

The above is in the budget but have not been seriously considered by the board. January's meeting will focus on rates and a schedule to hold public hearings. The board is not in agreement on what increments, if any, or when, should be implemented.

Budget Adoption: Melissa motioned to adopt the 2024 drafted budget as it was proposed and posted, which does include the rate increases, 2<sup>nd</sup> by Joel. Melissa then motioned to appropriate necessary funds for the 2024 budget, and authorizes Janet to prepare a budget message and submit the adopted budget to the state, 2<sup>nd</sup> by Joel, unanimously approved.

Resident Drainage Issue: Melissa said she was contacted by Gary Pennington regarding water damages. Gary spoke with Janet and emailed a list of expenses caused by his home flooding due to snowmelt in 2022/23 season. It was a big year and Gary's home is in a very big pathway directly behind large amounts of snow storage that is south of Moss/Forest and just past the intersection of Moss/Holly Hock.

Janet said she thought Gary's claim is very conservative; however, paying him could set a bad precedent and there are many many homes that struggle with water mitigation. Gary's neighbors have done extensive work to mitigate water damages and rushing water during most spring melts.

Melissa directed Janet to turn Gary's email and receipts requests over to our insurance company, Special Districts Prop & Liab Pool Janet has spoken with them in the past about similar claims and they indicate governmental immunity for situations such as this but she will absolutely turn it over and keep the board informed.

**Adjournment:** The meeting was adjourned at 9:45pm by motion from Joel, Tom 2<sup>nd</sup>.

*M. Summerlin  
1-24-24*