

Record of Proceedings: April 16, 2019
Durango West Metropolitan District No. 1 Board of Directors

Present: Board Members: Lisa Myers, Pete Merkel, Melissa Schneider. Bruce Longwell arrived slightly late due to work.

Staff/Contractors Present: Janet Anderson, Kathy Phelps, and Brian Davies were present.

Quorum: The meeting was called to order by Lisa at approximately 6:15pm.

Reschedule: This meeting was originally scheduled for April 17 but moved up to April 16 to obtain a quorum. Someone is present at the office in these situations, and Kathy agreed to be in the office tomorrow evening. Melissa and Lisa offered to come in if any visitors were present. It was agreed we could schedule a special meeting to accommodate visitors if needed. Janet was just beginning to recover from a serious case of cellulitis diagnosed as possibly onset from shingles. Janet didn't want to sit at the table or touch anything. Lisa handled presenting & passing out items.

Visitors: Josh Konen, 192 Timber, and Matt Nesbitt, 155 Timber, were present to discuss drainage concerns. The main issues brought up were 3-4 inches of standing water, large amounts of water draining down from Holly Hock, onto Moss, then jumping the curb and pouring down onto Timber. They both reported having sump pumps and said curb gutters were failing in several spots. Curbs in general are failing everywhere and were designed as roll off/roll on curbs in the lower area so they aren't good at guiding large amounts of water. DW1 is built on a fairly steep incline with a substantial elevation change. If we have an average or above winter a few residents contact the district requesting curb or culvert fixes every spring.

Curbs/Roads/Drainage: Moss is a particularly bad street because the water doesn't fully flow to Forest or the main drainage path behind Timber. Moss needs drain pans, new curbs, potentially an elevation correction or a couple of culverts, all of which are expensive. The District has always struggled with drainage due to the steep grade and low curb road design. Over the years each home built affected drainage flows. Every structure was built with attempts to guide the water around and not under. Water is pooling in a lot of areas and guiding it just right is not always possible, and can be very expensive. The original road design may have worked a little better before structures were built, but this is difficult to determine. Builders also should have done a lot more with dirt work and elevations but typically did the minimum. Curbs and "soft spot" areas have sunk due to all the years of construction equipment, trash trucks, soil shifting, and then further abused by vehicles not using curb cuts. Every street seems to have a couple of problem spots that give residents headaches and worry.

Several methods of drainage mitigation were discussed. Lisa explained it boils down to budget and the overall designs of roads & lots. Bruce said he sees a large road bond will be necessary fairly soon to address the amount of work really needed and to beef up and build better drainage. Janet agreed the district is starting to push the window for dealing with curb failures and sink spots to mitigate water penetration before some of the road bases lose integrity. Rebuilds are about 3 times the expense of overlays. Curbs are expensive; however. It would be good to explore some storm drain options. Doubtful any dry well or basin options would work given the amount of land to work with, but it would be prudent to budget for some engineering recommendations for planning purposes next year.

In the meanwhile, Josh and Matt are happy to look at some inexpensive options for spot repairs that may help their specific problem areas. Brian said he had some ideas and was happy to look closely at the areas with them. Bruce offered to set up a meeting later in the week to look at them together to see if an inexpensive fix is an option the board could approve now to alleviate some of the problem. It was agreed Brian, Josh, and Bruce will meet on April 18 to discuss Moss Road curb repairs.

Executive Session: At 7:10pm Pete motioned to enter executive session Per §24-6-402(4)(f), C.R.S., "Personnel matters;" for the purpose of discussing Brian and Hugo structure of positions between them, supervisory considerations, and compensations, seconded by Lisa, unanimously approved. Kathy and Brian were asked to leave for this discussion. Brian and Hugo were aware of the session and were given the option of making it a public session. The board said they were welcome to go home for the evening. Kathy chose to return to keep notes and to help clean up after the meeting. The board reconvened to regular session at 7:45pm.

A motion was made by Pete, to offer a salaried position to Brian Davies, and to provide health insurance with a percentage paid by the employee by payroll deduction. seconded by Lisa, unanimously approved. Janet will speak with Brian and begin reviewing personnel policies and together will define a job description with goals of licensing and various supervisory duties. Initially this position will combine maintenance, plowing, obtaining a water & sewer treatment & infrastructure small systems license, oversight of some construction and other projects, and some administrative duties in winter if we have mild snow, such as some mapping and scanning of historical water & wastewater documents. Janet has been pulling together portions of duties from the a few of Kathy's and Janet's lists that have been unrealistic to complete without additional help. The District will remain needing seasonal labor & plowing help and we will re-evaluate our personnel situation for the 2020 budget year. Unfortunately, the budget will not support two full time salaried positions. It is very difficult to keep reliable hourly help in maintenance due to weather, down times, and then over times. A salaried amount to work with provides much more stability for the employee and we've found it has worked out very well on an annual basis to look at overall value provided to the district for each position. If we have exceptional projects bonus amounts may be offered. In slower times the employee gains more comp time and the district saves overall. Since Brian enjoys outdoor activities and goes to Denver frequently a salaried position will work out better for him as well.

Snow Plowing: It was agreed the plowing season was a bit rough at times for the drivers but they did an excellent job and thankfully our equipment survived another season. A new plow truck is definitely needed. Brian has been in the car business with his father for many years and in fact, Janet purchased a used car from Brian almost 20 years ago for a great deal. Janet has talked with him about finding a replacement for the 550. At least a 350 or a mini dump is the most useful for abilities to plow, haul equipment, and handle infrastructure fill, sand, and landscaping materials.

Mobile Inhabitable: The home located at 103 Timber Drive has recently been condemned and is vacant due to dangerous conditions. Gas and electricity were terminated from the unit. Janet was told by the property manager that it was not worth repairing and asked if the owner may be open to an offer to sell. Janet was authorized by motion from Melissa, seconded by Bruce, to negotiate up to \$55,000 to purchase the lot if the trailer is removed and the lot is cleared. If the trailer remains, the price should be reduced accordingly for costs to remove and dispose since it is not salvageable, which would cost approximately \$3500-\$5000, dependent on some variables and inspections of materials. \$50-55 is on the higher end of what the District can make work given building prices, but land is not plentiful, this is a reasonable market value amount, the benefits to the District are well worth it in the long run.

POA: Tyler Campana has sold his home and Janet was asked to contact Stephanie Fox to request the POA books and paperwork back since there has been no activity or contact for almost one year.

Board Member Position: The POA is not going to materialize and fill the 5th spot they said they definitely wanted. Everyone agreed to try to solicit someone to fill the 5th position.

Next Meetings: The next regular meeting had scheduling conflicts for May 15 so it was moved back to May 8, 6:00pm. Kathy will notice the new date in billings and post as usual.

Adjournment: Meeting was unanimously adjourned by motion from Pete, seconded by Melissa, at approximately 8:25pm.