

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING September 24, 2026

Call to Order: Karín Romero called the meeting to order at 6:30pm.

Board and District Staff/Representatives Present: Joel Peterson, Jordan Groetken, Karín Romero. Janet confirmed Jeanne Matthews had formally resigned. Janet Anderson, District Manager, Brian Davies, Operations Director, and Mike Roussin, Accountant and Lake Durango representative were present.

Visitors: Chris Downing, Brian Pisani, Tucker Smith, and Alan Dickens were present. All four are interested in becoming board members.

Board Oaths: It was decided that Joel and Jordan were able to resign since there are enough people who can be appointed. Janet and Karín previously discussed after the work session and agreed these four would make a good team with her and would work well with Janet and Brian.

Each member was sworn in and promised to serve to the best of their abilities. Discussions took place about new software and computers. The District had several pcs that were unable to update to Windows 11 as they were purchased originally with Windows 7. Janet said she was working through the transition and it was a bit rough. She anticipated shared folders should be set up soon and would begin uploading documents.

Karín discussed setting immediate priorities and everyone discussed what needed to happen between now and the end of 2025. It was mutually agreed updating Covenants Conditions and Restrictions (CCRs) was badly needed. Janet explained work had been started on it and there was a draft by an attorney but it needed a lot of work. A survey was done in 2022 or 2023 to ask residents feelings about short term rentals since this seems to be a regular request from realtors. The District currently interprets the existing CCRs to disallow short term rentals as a business use of property. Janet explained there were many conflicting court opinions and there has not been a clear direction from Colorado Court of Appeals attorneys were able to find. Janet has repeatedly asked legal counsel to provide court cases on short term rentals and also to provide court cases on Special Districts who have eliminated their Homeowners Associations (Dwl's is labeled a Property Owners Association, but HOA is a more familiar term to most). Specifically Janet would prefer to dissolve

the POA entirely because of the burdens of having two entities. For the most part it was agreed Dw1 does not want to become a rule heavy environment, but the importance is to accurately answer realtor questions. In order to set this up correctly, Janet recommended the board come up with rules and regs they would want to implement and decisions of what to put in front of residents as a final product should consider a lot of homeowner input in order to be the most successful. It would make sense residents would feel more positive about rules they helped write and the more involvement the district can get, the more successful the entire project of modifying current rules will be.

Service Plan/Forming Documents: New CCRs or a complete replacement of CCRs will also entail modifications to the Service Plan, which was partially completed by legal counsel as well, because the District will be expanding its original purpose, this is needed

Roads: Discussions took place on the District originally planning on a road bond in November 2025. Due to board resignations in spring and summer, it was not possible to have board members with the knowledge base needed to help educate residents and hold public forums to help residents understand and be willing to vote for a large debt. A road bond might not pass in November 2026, either. There are a couple of ways to fund roads and it had not been decided if bonds should be partially revenue bonds or non-rated property tax bonds, and if an assessment should be a consideration, or if the District should use a combination of all or one method. Alan Dickens owns a road and landscape construction company and Janet solicited him purposefully to be of assistance during this capital investment. Alan is a long-term resident and property owner in Dw1 and his experience is most appreciated.

Conflicts: It was decided there are possible conflicts of interest that should be noted in the official record. It is unknown if Alan's company, AJ Road & Landscape will choose to bid on the project, but it is possible, and he said depending on timing, could be likely. Alan will recuse from decisions involving a bidding process and all parties, meaning the 3 parties: District, other board members, and Alan Dickens shall all three disclose when appropriate.

Karín also discloses her husband Matthew Saiz has worked with Brian as a seasonal/temp helper for several years. Matthew has worked more hours this year due to the playground build, and because he had more availability. Compensation still falls under the term "side job" or "seasonal employee" rather than a regular part-time or full-time employee as of this date. Board and staff raise no concerns. Karín wishes to avoid appearances of a conflict or influence on future employment, agrees shall recuse from discussions and decisions involving or impacting this employment.

It was agreed the board will meet with the engineer before the end of this year and further discussions will be happening on a regular basis.

Lake Durango Update: Mike went over the latest with Lake Durango and explained a rate study was in process and was nearing completion. Janet has pushed for this since 2017 because

operations have changed a lot and there is a new customer group, La Plata West Water Authority, as well. Allocations are the nuts and bolts of a cost of service study and the current rates are set on 2009 allocations.

Officer Positions: Janet recommended officer positions be assigned and clarified the primary roles. All members have the same powers and vote. The president may motion and may vote according to current bylaws. Motions for positions were made and officer positions were assigned:

Karín Romero, President; Brian Pisani, Vice President; Chris Downing, Secretary; Tucker Smith, Treasurer, Alan Dickens, Member. Chris Downing volunteered to tackle write ups and may take over minutes if possible. Brian recommended letting Zoom or Teams start handling minutes, all agreed. Janet needs to get up to speed with the new 365 system, at present things are not functioning well with the computers and software yet. Jordan was supposed to be the primary helper on that but he is employed full-time and it is likely she will need to bring in alternative help if things don't come together more in the next couple of weeks. Alan will be more heavily involved in the road project, meaning he will have some serious responsibilities and the board will be relying on his judgment and help to make decisions, review the RFP/Bid packet, which may entail a substantial amount of time. If Alan's company is not involved in construction, his help will be solicited for quality control as well.

Next meeting dates, budget, and priorities were then determined to wrap up the meeting.

The board will meet on October 22, November 5, and December 3. A special meeting may be called if necessary. The priority for October 22 session will be CCRs. No potpourri was requested.

Adjournment: The meeting was adjourned at 8:37pm