

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING October 11, 2023

Call to Order: Meeting called to order motion by Melissa, Jeanne 2nd at 6:35pm.

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

Staff/Reps Present: Janet Anderson, Kathy Phelps. Brian Davies was absent on vacation.

Visitor Business: Andrew and Julie Stratton, Stratton Building Company owners, and Matthew Saiz, resident & seasonal employee, were present.

The board visited with Andrew about the newly started construction and getting settled in. Andrew and Julie are staying on the 229 Woodcrest lot in and RV temporarily while building homes for the District. The District authorized Matthew Saiz to help Andrew during the building process to save some labor and give Matthew some home construction experience. While Matthew will be working under the District's payroll, the board clarified Andrew will be his supervisor and the amount of work available to him will be entirely up to Andrew.

Minutes: The board reviewed July, August, and September minutes, approved by motion from Tom, 2nd by Melissa.

Fire Mitigation: Staff reported on the progress with using goats for fire mitigation in the large drainage ditch located from Westridge Road down to the entrance area, behind Choke Cherry, Trailwood, Ponderosa, and Forest Ridge. The goats have done a fantastic job and residents have been very pleased with the idea of using goats to clean up ground fuels. The owner of the ranch said he was willing to stay a few more days if the District wanted him to relocate the goats within the District. The board approved the lower drainage area behind Timber and Forest, down to Pinedale and Lazy Pine, at a total cost of \$3,200, motioned by Jeanne, 2nd by Joel.

Snow Season Equipment Rental: Brian wanted clarification on renting equipment for snow season and the board approved renting for a period of two months, Dec.15 to Feb. 15, with the understanding the dates can be expanded if winter conditions warrant getting it earlier or keeping it longer, motioned by Melissa, 2nd by Jeanne. The cost to rent a front-end loader for snow plowing will range from \$4,300/month to \$5,300/month depending on what is available and ends up being most appropriate to use. Unfortunately, the District will also need to purchase chains for all 4 tires

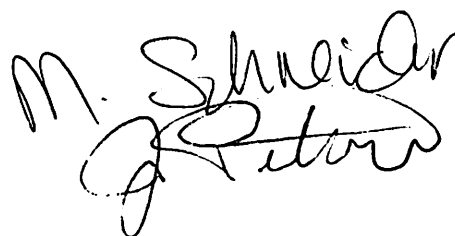
251 Woodcrest Violations: the property at 251 Woodcrest is a disaster with overflow of clutter and a hoarding situation. The items are mostly construction materials and used items that continue showing up and the entire lot is jam packed full of clutter. Residents are becoming more vocal and Janet reported several potential purchasers of the lot have asked about the property conditions next door. The board determined they were willing to work with the residents rather than starting with daily fines and violations since their income is not adequate to pay for fines and it won't resolve the problems as quickly as the District wants. The board agreed to bring in dumpsters and authorized building a fence to enhance the aesthetics and salability of the District owned lot at 229 Woodcrest. Prior history of violations results in a time consuming process and ends up involving attorneys for collections and notices, at great expense. Willing to try something less conventional, the board is willing to come to mutual terms with helping dispose of the clutter and fencing off the views provided the residents allow proper maintenance of their side of the fence and provided they will immediately remove their items encroaching on the District's property. The residents have put up a worn down trashed fence and have fenced off several feet of the District's lot as well as the common area in the back. Janet reported they were cooperative in removing all the encroachments and hopefully this will result in a quicker result for less outlay of resources. If the residents fail to comply with maintaining the cleaned up conditions, they will be billed for dumpster expenses and a portion of fencing. The property is in terrible shape and has caused numerous complaints.

Audit: Michael reviewed the audit and pointed out some changes that were needed on the budget comparisons due to what appears to be a software or copying error. The board approved the audit with the changes Michael pointed out by motion from Tom, 2nd by Melissa.

Audit for 2023: Melissa motioned that the District secure Ronny Farmer, CPA, of Rfarmer LLC to engage for services for the 2023 audit, 2nd by Jeanne, unanimously approved. Auditors have been difficult to find that are not overbooked and Ronny has done a good job for the District without raising his rates very much over the past few years despite high inflation with the cost of many services and goods the District has experienced since Covid and changed market conditions.

Budget: A draft budget for 2024 was presented to the board. Janet asked for dates for official review for publishing. The board will hold public hearings to review and discuss the budget on November 8, 15, and scheduled final adoption for December 6, 2023.

Adjournment: Joel motioned to adjourn the meeting at approximately 8:40pm, 2nd by Jeanne.

Handwritten signatures of M. Schneider and J. Peterson. The signature of M. Schneider is written in black ink and is positioned above the signature of J. Peterson, which is written in blue ink.