

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING October 22, 2025

1. Call to Order

The meeting was called to order at **6:20 p.m** by Karín Romero. The 6:00 p.m. start time was delayed due to technical difficulties with Windows 11 and Zoom, by Karín.

2. Roll Call

Board Members Present: Karín Romero, Tucker Smith, Brian Pisani, Chris Downing, Alan Dickens

Staff Present: Janet Anderson, Brian Davies, Matthew Saiz, Mike Roussin,

Visitors/Public: Kathy Phelps, homeowner, appeared on Zoom.

3. Public Comments – None

4. Employee Reports:

Matthew Saiz (seasonal employee) asked if the Board would consider pay raises for workers and staff. Janet informed the Board that employee compensation is typically discussed in Executive Session during regular budget meetings before budget adoption. The Board agreed to add a personnel Executive Session at the next meeting.

Janet also reported an on-the-job injury to Matthew Saiz. Matthew confirmed he had spoken with the District's workers' compensation carrier and that a formal incident report is in progress. At this time, the ankle injury is not anticipated to be overly serious.

5. Approval of Minutes

The minutes of the September 24, 2025, meeting were approved as presented by a motion by Brian P., seconded by Karín.

6. Accounting, Budget, and LDWA Rates

Mike provided updates on the Lake Durango Water Authority (LDWA) and the District's budget:

- Lake Durango has received a Cost-Of-Service rate study draft. Mike reported this is the third or fourth draft, and the last item he has requested be reviewed is the allocation of water transmission costs. LDWA Board anticipates approving rate updates by the end of this year.
- Mike also confirmed LDWA is not implementing the standard 5% rate increase they have implemented since 2009.
- Mike briefly explained the 2026 draft budget that was previously presented to the Board. It was agreed that the budget will be discussed on November 5, 2025. It was decided that a work session would be appropriate as multiple budget items need further review. An acceptable work session date was set for November 19, 2025.

7. Lot Purchase Option – 81 Woodcrest Drive

Janet explained to the board that the owner had approached her to purchase the property at **81 Woodcrest Drive**. Janet was approached by the owner a couple of months earlier, but he put the potential sale on hold for personal reasons. Janet confirmed the District currently owns the adjacent property, 8 Hidden Lane, and prior Board members discussed combining the two lots. Janet felt the purchase of 81 Woodcrest would probably be in the long-term best interests of the District. After discussion, a motion was made by Tucker, seconded by Brian P., and unanimously approved to submit a counteroffer of \$120,000. The motion also included authorizing Janet and Karín to use their best judgment to pay up to the full asking price if our counteroffer is declined.

8. Roads

As per the September discussions, major road reconstruction is needed in a few areas. Funding options may include a general obligation bond; however, the District would need to wait until November 2026 to place a taxing bond question on the ballot. Alan was asked to provide some opinions to the board following a meeting with the road engineer. Alan discussed:

Alan Dickens provided a report on road maintenance and options:

- Chip seal could extend the road's life by 5–10 years, but does not address underlying base issues.
- Micro-paving may be a viable solution for smaller problem areas.
- The front entrance could be seal-coated as an immediate improvement.
- Alan will develop cost estimates for several options to assist with prioritization.

The Board discussed prioritizing the entrance and the worst areas within the district and will await Alan's estimates. Janet proposed that the board consider doing some work in 2026 before presenting the overall major reconstruction needs to the public. The board agreed, and it will be placed on the November agenda.

Trash Service:

An engineer, Andrew Rapiejko, was hired in early spring to perform an analysis of road conditions and provide advice. Janet and Alan recently met with Andrew, who strongly advised reducing the trash truck's impact on the road system. The board agreed that limiting the impact of trash trucks was a good idea, and Brian P. offered to work with Janet and the trash companies to assess options and costs. Janet reported that this item was approached a couple of years ago, and residents were concerned about costs. An alternative is for the district to include trash service in the monthly fees, which might help reduce the financial impact on residents. This idea will be included in further research.

9. Legalities of Long-Term vs. Short-Term Debt

Janet explained the difference between general obligation bonds, which are repaid with property taxes, and revenue bonds, which are repaid with monthly fees. There are specific rules and statutes that will govern the way the District is allowed to finance large capital improvements.

10. Covenants (CCRs)

Janet distributed information on current covenants and recommended future discussions be organized by the most important categories. The existing covenants are very outdated. It would be helpful to identify the top five priorities for proposing new rules to the residents for a future vote. This process will require multiple rounds of interaction with residents before a formal vote on new rules is held. For clarification, the board can adopt district rules and regulations, but cannot change covenants.

The Board decided to identify the top five covenant priorities at the next meeting.

11. Other Business

Water Tank Maintenance:

Janet and Brian brought the Board up to date on the district's water tank. The main water tank requires interior epoxy recoating. The latest inspection determined that the tank should be recoated soon. Water isolation valves in the distribution system also need to be replaced. Estimated bids were approximately \$325,000 for the tank and \$60,000 for the valves. Janet reported she received permission from LDWA Board members and their legal counsel, to hire the county representative, Crystal Fenwick, who serves on the LDWA board. Crystal has many years of experience with grants and critical needs programs in the United States and globally. Crystal's primary background is water hydrology. Janet asked permission to pursue proposals from Crystal to present to the board at the next meeting.

The Board agreed the water tank was a top priority and authorized Janet and Brian D. to pursue options as soon as possible.

Loader Equipment:

Brian D. raised a concern regarding the district's loader, which is nearing the end of its service life. To ensure continuity of snow removal operations, the district will secure a rental loader for this season to ensure uninterrupted plowing services. However, the District also recognizes the need to purchase a replacement loader, preferably a used unit, to maintain reliable snow removal and utility work throughout the community.

12. Next Meeting

The next regular meeting is scheduled for November 5, 2025, at 6:00 p.m at the District office. Given the many large projects and goals, a work session will also be held on November 19th at 6:00 p.m. at the district office.

13. Adjournment

Meeting adjourned by motion from Chris and seconded by Alan at 8:40pm