

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING August 23, 2023

Call to Order: Meeting called to order motion by Melissa, Tom 2nd at 6:31pm.

Board Present: Melissa Schneider, Tom Phelps & Joel Peterson. Jeanne Matthews was out of town, but called in to the meeting to officially call the meeting to order.

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

Board Positions: The District needs to fill board positions and immediately Tom motioned to appoint Joel Peterson to serve until the next regular election date, 2nd by Jeanne. Jeanne then motioned for Melissa to remain serving as the board president and Tom as Vice president, 2nd by Joel. Melissa motioned to nominate Jeanne Matthews as Secretary/Treasurer, 2nd by Tom. Motions approved and the official officers for the next calendar year are as follows: Melissa Schneider, President, Tom Phelps, Vice President, Jeanne Matthews, Secretary/Treasurer, and Joel Peterson, Member.

Jeanne was on vacation and not in a position to remain for the entire meeting so she was excused.

Visitor Business: No visitors were present.

Financials: Mike Roussin presented internal financial statements through May 31, 2023

LDWA Report: Janet reported she has been attending Lake Durango Water Authority meetings since this winter after the most recent water rate hike. Dw1 remains concerned that a rate study has not been completed as promised and that the \$15 acquisition fee is still being charged. Janet clarified that the Lake Durango debt is still outstanding and the original agreement was to pay for 20 years beginning in 2007. Dw1 was told by Mike a few years ago that the debt was paying off early, but he was mistaken in that it was only a portion of one debt and that the original loan that was borrowed to purchase the lake has not been paid off. Lake Durango's financial position is that they have not sold new taps at the levels they anticipated and there was a very long list of neglected repairs and needs when the lake was purchased. They have added additional staff and they had a very rough year in 2021/2022 with management crises after Charlie Smith resigned. Matt Nesbitt has recently been hired to manage Lake Durango and is still fairly new in this position. Janet reported they seem to be making progress on repairs and water operations but contractors have been very difficult to schedule and receive bids from. A tank replacement in the retail system seems to be a pressing need for completion this year.

Staff Reports: Kathy reported on collections and billing and water meters. She reported that 72 Timber is still parking several pieces of commercial excavation equipment and has spread out across District land. Janet reported she has talked with the owner several times and he will need to be fined because he is not complying with promises made. The board approved fining for equipment parked on the property at the rate of \$50.00.

Brian reported the fencing on Woodcrest has been repaired as well as the fence by the water tank. Residents are regularly cutting and breaking the fence and apparently don't understand it is private property and the fences are there for cow grazing. Cows have gotten loose prior and Brian met with the owners of the land and they cooperatively worked together to repair the fencing.

Brian reported he had worked on fire mitigation this past couple of months. He also reported he has been pricing rental machines for the winter season since we are very concerned the Volvo is going to stop working at any time. The hydraulic pump is failing and it is more costly to repair than the machine is worth. The District is looking at between \$5-6,000 monthly plus we will need to purchase chains, which are very expensive, up to \$1,000 per tire. We will get more exact prices by fall to secure a machine.

Brian reported that the hydrants on Timber Dr and Forest Ridge are not leaking. We thought they were leaking but he determined they were not. Brian has been collecting good detailed data on chlorine losses in the system and is sending to Chris Kramer for discussions on what we can do to keep the levels at the required amounts. The state has increased the levels of chlorine residuals required at the end points of the system. When Lake Dgo pumps are running the District's chlorine remains high enough, but it is close to not high enough when pumps are off. Janet said the answer us a variable pump, and they are expensive, but it may be the only solution we can do. Scrubbing of pipes would be very good since hydrant flushing has not corrected the problem. Brian will continue to look into the recycling flushing system discussed at earlier meetings.

Trash containers. Waste management and Phoenix bids were compared. The board agreed Waste Management had the best prices. Janet was asked to review the contract in detail and determine if there were any other concerns the District needs to further negotiate. At this time, Waste Management pricing is the best for customers. Janet said there would be a fair amount of details to figure out with residents and she will make contact with Waste Management to discuss these details.

Development & Lots: Janet reviewed the 2 remaining lots the District owns, 8 Hidden and 229 Woodcrest. 96 Canyon and 24 Timber are being developed with single family housing. She reported 8 Hidden Lane would be vacated soon; they were waiting on a mobile home mover. The lot will be cleaned up afterwards. Janet reported that she has been talking with a couple of people interested in purchasing 229 Woodcrest. The board recommended they sell Woodcrest for \$80,000 by motion from Tom, 2nd by Joel.

Janet reported she did not have an exact date from Stratton Building for arrival yet but that the week after Labor Day was not going to happen. He is tying up work in Ohio and will get here as soon as possible.

Potpourri: Melissa asked Kathy to add discussions of rate increases on every agenda from now until the end of 2023.

Adjournment: The meeting was adjourned by motion from Joel, 2nd by Melissa at 8:45pm.

M. Skumud
10-11-23
Thomas Phelps
10/11/23