

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING January 24, 2024

Call to Order: Meeting called to order at 6:38pm by motion from Melissa, Jeanne 2nd.

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

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

Visitors Present: No visitors were present.

Minutes: Meetings from November 8, November 15, and December 6 were approved by motion from Melissa, Tom 2nd.

Houses/Development Project: Home progress is coming along and becoming even busier. Winter weather always makes building more difficult and causes some delay with extra shoveling and inconvenience, but that was anticipated and the 4-month completion time period will be close. Janet and Andy were comparing records and she reported on their last meeting. The project broke ground with the foundations on October 10. Initially there was the concrete pumping truck delay of about 9 work days but since then Andy said they've kept up with his written timeline for the most part. Electrical plumbing and drywall subs were pre-secured with crews used frequently over the past decade. Upgrades were discussed in general and the changes on Canyon's elevations effects on materials and dirt work. He felt lucky to find the roofing crew who was able to meet budget and an opening at the right time. A siding crew came from Pagosa and he was extremely pleased with their work and reliability. He said the board made a good call using factory painted smart side because the quality of exterior paint is very important for longevity. The product is exceptionally long-lasting in our area with the UV ratings and has a good reputation among builders so he thinks the exteriors should look good for many years. Metal roofing was similar in price but tends to be best for heavier snow areas at our elevation. Janet said the interiors changes prior discussed included the extra baths and she's very excited the soaking tub worked out. Those changes have not affected schedules but shopping lists for finishing materials are growing as the homes get closer to completion. Andy is continually conscious of doing his best to stay within scheduling and budget plans. Electrical and plumbing subs have been great. Most important, no inspection failures and he said some of the new codes are good ones. Andy has some concerns about exterior dirt grading because it's so frozen and we don't know how much temps will warm up by mid-February. He has arranged a dirt specialist to ensure dirt work is cleaned up as soon as practical to get a good job. not sure what temps will do.

Mike reviewed budget books with the board and reported the largest draws are coming and we are down to the last 3 draws to close out.

Mike reported loan interest hasn't been too bad through year end but it will kick in hard by end of January and by end of February it will be time to get ready for showings.

Janet reported she's talked with a few realtors and strong advice has been to have appliances in, vanities set, lighting, doors, handles, etc. Finished is recommended as a big deal for first time buyers, lenders, and appraisers. She was told in a market like Dw1, investors are frequently are first group of buyers to show initial interest and the District might discuss restricting the sale to an occupied owner. One of the primary reasons for building has always been to provide a solid neighborhood for long term. Working people are struggling to enter the market and attaining homeownership is a key component of keeping quality people in Durango for a few decades opposed to a few years. All realtors mentioned the perception of the neighborhood has shifted substantially over the years as it has attracted younger people interested in long term ownership. While everyone agreed having a construction loan outstanding with current rates is very uncomfortable, the primary goals are to encourage more people to upgrade in the future. If the homes are ready to show by mid-February, the board agreed we could put them on MLS with a set fee for buyer's agents, similar to a finder's fee. Janet will need to check on rules because certain side fees are not allowed outside of a contract, but a set dollar amount fee versus a percentage is allowed. This was the most favorable and preferred by the board. The board wants residents to benefit as much as possible by replenishing some reserve funds.

Brian report: The Volvo is still operational but the rented loader has been extremely helpful and very much appreciated. Janet was irritated the first storm there was a small problem they immediately came out and fixed but the problem happened on a weekend so it was Monday before they were able to get it running. They said they would have come on Sunday but Brian did not have his cell phone. That has been remedied and so far so good. Brian reported repairs to the F550 were completed. The gassing problem with fuel has apparently been fixed. Brian had not had enough time in it to confirm this for sure but he believes it is much improved.

Kathy report: Kathy reported on parking tickets as this was a large issue last season. Melissa volunteered to identify problem spots with Brian before snow season to try to limit those areas from becoming impossible to plow. Some of the culdesacs have very poorly designed parking spaces and it causes serious problem for snow storage, even temporary snow storage there are no options on some of the properties and is hampering the abilities of the district to keep the street accessible for everyone else including emergency vehicles. Plowing fees are being discussed.

Fee Increase: The board reviewed fees as they had done in November and December during budget discussions. Mike prepared a 5-year cash flow as recommended by the auditor and the board reviewed each funds shortages over the years. Janet was asked to prepare formal notice to increase

fees at a formal rate hearing. Janet will prepare and send to the board for review. It was recommended 2 notices be prepared and posted so there is a condensed version summarizing the date and proposed increases to each line item being affected and a longer version that includes the cash flow spreadsheets and copies of pertinent sections of the audit for those who have a background or familiarity with governmental accounting. The details can be very confusing but the data sources and explanations of the shortages in each fund can be available.

Executive Session: At approximately 8:20pm Melissa announced she wanted to move to executive session for the board to meet with each employee individually and asked if any of the employees wanted to keep the meeting public. Employees indicated they were fine meeting individually with the board. Melissa asked for the tape recorder and made a motion to enter executive session per Colorado statute §24-6-402(4)(f), C.R.S., "Personnel matters;" seconded by Jeanne.

The board met with Kathy and requested Tom and Brian be temporarily dismissed for Kathy's personnel review. Janet was asked to remain for a short period then dismissed.

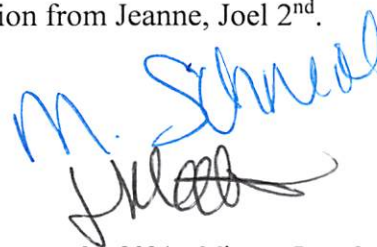
The board met with Brian and Kathy was excused. Tom participated in meeting with Brian and Janet. Janet spoke with the board about Brian's overall performance and working relationships. Janet expressed the value of Brian's hours during 2022/2023 snow year was an exceptionally wet year. Although most storms were 24" or less, many were back-to-back and it was a very wet winter and spring as well.

Brian was then excused and the board met with Janet for discussions about overall performance and working relationships.

Personnel Schedule for 2024: The board adopted the 2024 budget with an inclusion of salary increases but did not separately approve a new payroll rate schedule for each position. November and December were lengthy financial meetings with the housing project and budget discussions. The drafted budget used the inflationary index which was much higher than most years. In early 2023 during the same process of annual reviews, Janet was asked to prepare a summarized schedule of payroll for the past decade along with compensations for various positions that might be comparable with similar salary and hourly employees, including seasonal help. Janet provided a schedule with data as of March 2023 along with data from the Special District's Association, Colorado workforce, and summarized notes from phone calls to local county metropolitan districts.

The board reconvened to regular session by motion from Tom, 2nd by Melissa. Melissa asked the board to consider 2024 wage increases and asked for a motion. Jeanne motioned to approve compensation increases and an additional one-time payment for Brian, 2nd by Melissa, approved with Tom abstaining.

Adjournment: The meeting was adjourned at 10:00 pm by motion from Jeanne, Joel 2nd.



DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING February 28, 2024

Call to Order: Meeting called to order at 6:34pm by motion from Melissa, Tom 2nd.

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

Staff/Reps Present: Janet Anderson, Brian Davies, Mike Roussin. Kathy was absent for illness.

Visitors Present: Alan and Jennifer Dickens, homeowners on Forest Ridge Road

Audited Financial Statements: Mike presented a draft of the 2022 audited financial statements to the board for the 2nd time for review and approval. Prior statements from the auditor had minor modifications to footnotes recommended and Mike had a few items he thought should be clarified differently. The auditor agreed and those items were corrected in the version the board reviewed.

Audit work officially began in September, 2023, right after Dw2 provided their audit draft to Dw1 because both District report a joint fund for the wastewater treatment plant. Dw2 manages the plant so the financial statements for the wastewater fund are prepared by them and become incorporated into Dw1's financial reporting requirements. Some years Dw2 is able to complete their audit by late May or June but this year it was extended to September. Unless Dw1 uses estimated numbers we need to have Dw2's final year end audited books to prepare the most accurate statements so any adjustments made in the final copy are included.

A motion was made by Tom to approve and submit the audit, 2nd by Jeanne, unanimously approved. The board announced a rate increase and this is one of several hearing dates for residents to submit comments.

Rates: Finances and cash flow discussions above were continued into rate hearing discussions for proposed rates per posted notices of \$33.00. Visitors expressed they were not surprised as they were aware inflation has been hard on everyone; however, this is one of the largest increases proposed at one time for Dw1 customers. The board explained this increase is actually a carry-over from attempts to implement 2017 recommendations made by the auditor, and again this year the auditor wrote to the board with recommendations to increase rates. Not enough funds are being stowed away for capital improvements as it has been difficult to keep bills paid for daily operations. The housing project is a way to turn some of the District's assets into cash and continue making long term housing improvements. After the District builds it is typical for others to build. The board is very pleased the homes are nearing completion. Alan and Jennifer were happy to see new

homes and agreed the prior houses originally built in 2008 and again in 2017/2018 have changed the tone of the neighborhood and all made a strong positive impact on values and more prospective homeowners are finding Dw1 a desirable neighborhood.

Janet and Kathy noted very few comments had been received on the rate notice sent with January billings. Because of the amount of increase and limited public input, the board and Janet agreed an additional email blast would be a good idea. Another hearing will be posted and held in March. Visitors then left the meeting.

Houses Tour: The board left the office to tour the homes as the contractor is anxious to close out the contract. Keeping the contractor here for punch list items was discussed and is still undecided. Ultimately it was determined the budget and how much more time and labor can be paid will be the deciding factor. The project is over budget due to a few larger change orders and difficulty securing more laborers. Stratton has hired extra help throughout the construction project but the District's seasonal helper was not willing to work full time as he previously intended and committed to doing. Brian has a full plate and felt the board did not want him to work any hours beyond 40 unless it was for snow plowing. Despite best efforts, a full-time laborer (or two) were never secured so it has been difficult for Stratton to keep up with two simultaneous projects during winter when building is more challenging and time consuming.

Listing the Homes: The board would like to meet with a few realtors and Janet will set that up. Janet feels the board should not place the homes on the market before punch lists are complete because of the importance of first impressions and impact online photographs have. The board is anxious to sell the homes as quickly as possible due to interest rates and the District is just now hitting the maximum amount allowed to be borrowed on each home, meaning interest is beginning to accrue on a higher principal balance. Although some buyers are able to see past construction mess, the cleaner and more finished the homes are will bring in the most people to physically tour the homes. Per most real estate agents, Buyers no longer spend as much time touring open houses to assess the market. They are not as likely to look at homes they are not highly interested in purchasing. Initial interest these days mostly comes from online advertising and photos rather than physically touring numerous possibilities. Other concerns about putting the homes on the market too soon is that we are uncertain what the 2024 real estate sales will look like since we are not seeing much inventory being placed on the market recently. Inventory is very low, which is good, but it doesn't allow for as many comps to determine asking prices quite yet.

Adjournment: The meeting was adjourned unanimously at approximately 9:30pm, motion from Melissa, 2nd by Jeanne.

A handwritten signature in black ink, appearing to read "M. Schneider". The signature is fluid and cursive, with the first letter "M" being large and prominent. The last name "Schneider" is written in a similar cursive style.

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING March 28, 2024

MEETING WAS CANCELED AND RESCHEDULED

No Meeting was held on March 28, 2024, due to lack of quorum available. A regular meeting was rescheduled for April 3, 2024

M. Schneider
6-5-24

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING April 3, 2024

Call to Order: Meeting called to order at 6:30pm by motion from Melissa, 2nd by Tom.

Board Present: Melissa Schneider, Tom Phelps, Joel Peterson. Jeanne was excused absent on vacation.

Staff/Reps Present: Janet Anderson, Brian Davies, Kathy Phelps. Michael Roussin attended by zoom.

Visitors Present: No residents were present.

Real Estate Agent Considerations: The board asked Janet to schedule meetings with 3 realtors prior to this meeting. Each realtor met with the board separately. The sessions with each were held in executive session for purposes of obtaining their input and advice for establishing asking prices and to discuss negotiations for commissions.

Janet has met several times with the 3 individual realtors the board will speak with during this meeting. All three have viewed the homes at least once within the past 48 hours.

No decisions were made at this meeting.

Executive Session: At 6:40pm, the board entered executive session by motion made from Tom who read the statute language “per Colorado state statute §24-6-402(4)(a), I motion the board convene to executive session concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest.” Melissa 2nd the motion, unanimously approved.

Summary of discussions: Each realtor presented data related to marketing, sales histories, prices in various parts of the county, and other items they felt would be helpful for the board to make decisions later. Comps for new construction were reviewed, each realtor commented on each home specifically and came up with suggested asking prices based on their individual research, gut feeling, historical sales, and how they viewed the home through their eyes. Each realtor was extremely helpful and Janet commented several times how much she had learned from all of them about the current market and selling a home post-covid versus pre-covid. The construction and labor market has certainly changed since covid as well. Each realtor discussed how he/she would market the homes, how long they thought was a reasonable on the market time before anticipated offers, and discussed their historical knowledge in detail regarding appraisals, inspections, and contracts. The best financial situation for the District’s commission obligation would be if the same

agent served as both Buyers and Sellers; however, that can pose a conflict of interest and all parties would need to be specifically informed and in agreement prior to allowing one agent to represent both parties.

Each realtor spent a little over 30 minutes with the board. A short break was taken between each.

Regular Session: The board reconvened to regular session at approximately 8:35pm. The board was presented with a lot of information and discussed the pros and cons of each realtor's presentations. Much of the information was similar but there were differences in how each approached the asking prices and how confident each realtor felt about meeting those asking prices and timelines.

Overall impressions: The board spent some time discussing pros and cons of each realtors presentations. Everyone felt some frustration and were discouraged with how much would be paid out in commissions due to the higher prices of homes. The District residents deserve to benefit as much as possible and the costs to list a property seemed high and had not really sunk in yet. Standard commissions were indicated to be running between 5% to 6%, with that total being split into 2.5% to 3% paid to seller and buyer agents. Sellers are currently paying most buyer commissions although the board did ask about controversies over this. There have been several court hearings over the past few years. Several national realtor groups and numerous states and lawyers have been involved in legal procedures which are still in process. Outcomes change the way commissions are paid. Historically sellers are the party who foots realtor bills. The board discussed at length what it might do if a buyer commission was not offered or if a deeply discounted percent was offered. The District could sell by owner and that processes pros and cons as well as risks and benefits were also discussed.

Ultimately, the board decided all 3 did an excellent job and everyone learned a lot of new information. They determined it would be best to let the information soak in for awhile and they will decide next time they meet.

Houses Punch List: Janet discussed what she called a punch list from hell, Brian concurred. They are both working very hard and trying their best to get the homes ready for photographs and official showings. Concerns over the height of the homes and ladder work was briefly discussed. Dirt is still far too wet to set grades. A few late spring storms have happened with Dw1 recently receiving 20" of new snow. Although most of it melted quickly, it was a lot of moisture and has impacted the ground that was already well saturated

Adjournment: The meeting was adjourned unanimously at approximately 9:40pm, motion from Melissa, 2nd Tom.



DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING April 24, 2024

Call to Order: Meeting called to order at 6:33pm by motion from Melissa, Tom 2nd.

Board Present: Melissa Schneider, Tom Phelps, Joel Peterson. Jeanne was absent due to being out of town again.

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

Visitors Present: After figuring out audio on zoom, Emma Tomlinson, 31 Forest Ridge Road, joined the meeting. Emma stated she wanted to attend to listen and has been wanting to learn more and become more involved. The board welcomed her and asked if she had any specific questions or business to discuss. She said she did not.

Matt Nesbitt, general manager of Lake Durango Water Authority and former board member of Dw1, attended the meeting. He said since it was a rate hearing he thought it may be helpful to have input on the Lake's rates and some of their financial information to help customers understand the District's water costs if they have questions. The board thanked Matt for taking the time to bring some documentation and be willing to discuss specifics on Lake Durango operations.

Discussions on lead testing were held and Matt provided some input for Brian of conversations Lake Durango has had with state representatives. The state has adopted new regulations and policies designed to implement more examinations of plumbing systems inside homes and to get more details on service lines materials for a much larger group of customers with a focus on assessing all homes built prior to 1984. The District's oldest homes affected by the new rules would be built between 1977-1983. One of the concerns of Dw1 is that locating service lines may be really difficult and expensive since they may not be made of copper and if they are they are frequently too deep to be identified with metal detectors. Many lines are schedule 40 or galvanized, although much of the galvanized has been replaced over the years due to leaks and corrosion. Solder used is one of the concerns the health department has for lead and copper leeching.

Melissa announced the board was now ready to speak with Maile about marketing and pricing strategies as well as negotiations with buyers agents since commissions have been lowered. The board indicated they wanted to iron out some specific contract terms and would like to work something out to have Maile list the homes for the District.

At approximately 7:58pm Tom motioned to enter executive session and read the statute for the record “per Colorado state statute §24-6-402(4)(a), concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest.”

Summary of executive session: Discussions took place on how Maile felt buyer realtors would respond to being offered 2.25% commission and if she really thought it would affect the number of clients they would encourage to come out to physically view the homes. Also discussed were asking prices. The board felt Maile’s proposed prices were possibly a little low. Maile said her concern was finding comps. The homes are clearly the best bang for the money of new homes close to town but very few have been built for comparisons for appraisers to find comps. Also, Dw1 neighborhood has a lot of variety of homes, some mobiles have very little value to banks and lenders while other homes are significantly of higher value to lenders and banks. The range is wide.

Regular Session: The board reconvened to regular session at 8:27pm. Motion was made by Tom, 2nd by Melissa, to have Maile make changes to the contract to reduce commission and reduce expiration and to increase the proposed starting asking prices for the homes by \$10,000 each. Unanimously approved. The board feels Maile may be looking at hitting a new price point on each street a too conservatively given market data and construction costs seem to justify increasing the home prices, not decreasing. If the homes do not generate enough interest in the first two week of hitting the MLS the board will call a special meeting to review. Janet added the District was not making a large profit on either one but was very pleased how the homes turned out. Her goal is to end this project in the black, of course, and quickly get to a closing date. Board was in agreement.

Adjournment: Joel motioned to adjourn, 2nd by Melissa, unanimously approved at 8:33pm

A handwritten signature in black ink, appearing to read "M. Schmidt". The signature is written in a cursive, flowing style with a large initial "M" and a long, sweeping underline.

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING May 22, 2024

Canceled due to lack of a quorum. Two board members were unable to attend and therefore the meeting did not have a quorum. A quorum requires three (3) members to be present.

M. Schnitzler

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
SPECIAL MEETING June 5, 2024

Call to Order: Meeting called to order at 7:02pm, motion from Melissa, Jeanne 2nd. This meeting was called to make up for the regular May 22 meeting for lack of board quorum. The District advertised an open house opportunity for residents to tour the District's newly built homes from 5:30-6:30pm. Melissa hosted one home and Janet hosted the other.

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

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

Visitors Present: Jordan Groetken, homeowner 185 Woodcrest Drive. Debra Stanfill, homeowner 50 Hidden Lane by zoom, Greg Ehrig, homeowner 169 Trailwood Drive showed up approximately 7:30pm for a portion of the meeting. Greg inquired about the recent rate increase. It was a larger increase than usual. The board explained extra hearings were held due to minimal public comments so they extended the implementation date and added another two meeting opportunities. Financials and cash flow statements were posted on the website as well. Staff reported the few comments that were submitted echoed unfortunately everything has increased and inflation has increased more than normal since Covid. There were no specific objections

House Sale Update: Janet reported 96 Canyon was scheduled to close June 19 and 24 Timber closing would happen during the first week in July but the exact date had not been scheduled. Janet reported exterior painting and caulking was still needed but we were still waiting for final dirt work to be completed so that ladders and elevations would be safer for the 42' ladder needed. Mike will begin putting together final numbers for the homes to report after the last closing. The board approved motion from Tom, 2nd by Joel to adopt an updated Resolution specifically authorizing either Melissa or Janet as District's signers on closing docs. Melissa indicated she was available to take care of Canyon and Timber will depend on her availability once the date is set.

LDWA Rates: A rate expert was hired by Lake Durango to perform an updated rate study. Mike had spent some time reviewing the study and went over initial numbers with the board. The draft was just received and the board has not had a chance to review yet. Because the study did not use real cost of service methodology everyone agreed it would be best for Dw1 board to review the numbers then they will want to visit with Dw2 board prior to the next LDWA meeting. Janet reported her conversations with Matt inferred there would be opportunities to gather comments and he would pass them to Carl Brown, owner of GettingGreatRates.com. Janet said she would ask

Matt to send the RFP and Proposal LDWA accepted because the study does not appear to meet necessary requirements defined in the Authority forming documents. Mike said he would look into all of that and prepare a summary report for the work session. Janet said LDWA would meet on June 20 and Dw2 was scheduled for June 19. In order to be prepared, the board agreed a work session would be wise for June 18 and some questions and comments could be sent to Dw2 and LDWA for each of their meetings after Dw1 board is more comfortable with details & numbers. A work session for internal review of the rate draft was called by motion from Joel, 2nd by Tom for June 18, 6:30pm. Work sessions are open to the public but no decisions will be made.

Jordan expressed interest in learning more about the District and Jordan was invited to participate in the board's review on June 18. and he said he would be interested in attending.

Proposed Home Plans Review: A proposal for a modular home was submitted for 59 Holly Hock Trail. The plans were not specific to the lot and board asked Janet to verify more information. No decisions or approvals were given yet based on the available information. Janet was asked to make contact for clarifications and potential meeting with lot owners if needed.

Brian Report: Board authorized Brian to move forward with ordering VFD pump for Lake Durango supply. The District has been low on cash flow until homes close but did budget for a variable frequency drive pump in 2024. This allows the District to pump at steady flow rates that can be adjusted to use constant pressures lower to higher and can run 24/7 rather than cycling on and off. Brian will verify & update bids from last fall and schedule an installation. Mike said he would pass on to Lake Durango staff and they will be pleased. It also helps to minimize peak flow rates and should assist the lake with treatment holding times.

Equipment for winter 24/25 snow season was discussed. The board is not ready to purchase a replacement for the Volvo quite yet but Brian will look at options for rentals, lease/purchase and shop some used equipment to see what is available.

Brian reported destroying the large fort that was built in Randy Stevens land south of Woodcrest. There were concerns about trespassing and improper fires and camping, etc. Janet and Brian spoke with Candice who helps oversee the owner's property and she verified they would like the items removed. Since the kids who built it had not removed within the timeline given, Brian said he went ahead and destroyed it after getting permission to access from Candice.

Meetings: Confirmation of regular July 24 meeting has been moved to July 31, then August 28 and September 25. October November and December meetings move to 2nd Wednesdays.

Adjournment: Joel motioned to adjourn, 2nd by Jeanne, unanimously approved at 9:20pm

A handwritten signature in black ink, appearing to read "M. Schneider". The signature is fluid and cursive, with a large "M" and a long, sweeping underline.

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING June 26, 2024

Call to Order: Meeting called to order at 6:30pm by motion from Melissa, 2nd by Tom.

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

Staff/Reps Present: Janet Anderson, Brian Davies, Michael Roussin. Kathy Phelps was out of town and not present.

Visitors Present: Jordan Groetken, homeowner, Michelle Abrams, homeowner, Scott Nielson, homeowner and Battalion Chief with Durango Fire & Rescue Battalion Chief

Visitor Business: Scott attended to discuss funding opportunities for performing fire mitigation. Scott has a large amount of federal funds allowed to be used to help at risk areas and Districts such as Dw1. This is fabulous news. Scott presented information details on how the reimbursements and labor can be structured, what does and does not qualify for in kind contributions, and discussed specific areas of work he felt would be most impactful for reducing risk of wild fire spread and provide the most protection for homes.

Michelle works for USDA and mentioned she also worked with partners in forest conservation and would be happy to look into other options as well. The District could not combine grants or funds but could consider two different projects focusing on different areas and perhaps accomplish more mitigation work while keeping the expenditures to what we may be able to afford.

The group spent considerable time discussing Scott's options and Michelle's input. Both were thanked and Janet will follow up after she returns from vacation in late July.

Minutes: Jeanne motioned to approve June 5 minutes, 2nd by Melissa, unanimously approved.

Janet Staff Update: Janet reported Timber Drive was due to close next week and she would handle the closing. Mike will begin wrapping up final costs and updating spreadsheets to report on final outcomes at July's meeting.

Janet reported she met with 59 Holly Hock owner and their situation had changed so she was not sure what exact home would be presented for placing on 59 Holly Hock. The new owner expressed interest in a carport. Janet said the board was not a fan of carports but if placed well off the street and was dolled up to look aesthetically nice and built of good timber it could turn out to tie in nicely. Bob Toledo is a homeowner and he was at the lot site with the owner. He is a good friend

of the new owner of the lot and has a good history of construction experience. He indicated he would be helping her to pull it all together and was in agreement on roof pitch and using propanel roofing material was most suitable for this elevation. Janet did not get the impression the owner was familiar with some of the snow storm accumulations of higher altitude living. She made sure the owner understood pre-approvals would be needed and had reviewed basic details of what she should be prepared to provide in order to get a building permit an approval to begin construction. The new owner seemed like a very nice person and was excited & happy to be building by this fall.

Brian Staff Report: Brian reported on the VFD valve that Janet earlier told him he could go ahead and get ordered and scheduled for install. Brian discussed his summer projects, fire mitigation, and desire to start working on some valve isolation and replacement work. He's been keeping busy and expects to have a full summer without a shortage of work. He will need to hire extra help periodically which the board approved. The board also approved securing a piece of plowing equipment for the 2024/25 season.

Rates: Mike briefly discussed that the Lake Durango rate study was inadequate for being relied on as a cost of service study. He is working with Matt and the other board members to ensure a full cost of service method will be used and anticipates there will be another couple of months before another draft is ready for review. Mike explained some of the problems he initially sees with the numbers as the study presents currently but there is a long way to go before anything more complex will be worked up and presented back to the Districts.

Dw1 and Dw2 boards have been in contact. Janet mentioned Dw2 will be setting up a wastewater meeting by late summer and budget will be around the corner before we know it.

Rate Spreadsheets 2023 Data: Michelle presented an analysis of breakdown of water usage and basically determined she felt the 5,000 minimum gallon allotments were too high to be of the most benefit for both the Districts revenues and customer's bills. The majority of homes use under 4,000 but not under 3,000 gallons. Details of how she laid out the data were presented and she spent considerable time presenting her details of how water rates could be restructured to the board. Unfortunately, Dw1 is not at a place of good timing to rearrange water rates until we know the direction the new LDWA study will go, what minimums they will want to impose as far as base fees, premiums, tiers, debt service, and acquisition fees and royalties. Dw1 rates will need much more analysis and the work Michelle performed will be helpful to include her data in the overall rate structures once LDWA is able to present an actual draft of a new cost service rate structure. The board thanked her for the ton of work put into looking at rates and input on the fairest way to charge customers while not reducing income to the District but actually increasing income. The increases in Michelle's analysis come from customers using over 4,500 to 6,000 gallons/month with slight reductions for those using less than 3,000.

Adjournment: The meeting was adjourned by unanimous approval at approximately 9:30pm by motion from Melissa, 2nd by Joel.

M. Schneider
7-31-24

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING July 31, 2024

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

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

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

Open Board Position: The District has an open board position. Two homeowners, Jordan Groetken, and Michelle Abrams, have expressed interest in helping the District and have attended recent meetings. Both bring valuable input and Janet has discussed their interests and expressed an interest in District operations and were encouraged to attend a few meetings. They've continued to show up, given assistance, and they care about the neighborhood. Both have strong backgrounds in different areas and the District would benefit from their continued involvement. The board agreed August meeting should begin with a group discussion, assess how everyone would prioritize the list of projects discussed to fill the open seat determine the best approach to breaking into pieces all the parts that need to come together. The most critical items to accomplish between now and year end. Several visitors were present and Janet informed the board visitors were here to share some serious events so a few agenda items would need to be pushed or condensed.

The board agreed August should begin with group discussion to define what is most critical to accomplish between now and year end, fill the seat, look seriously at roles and scope tasks, which will be most helpful versus distracting. There are a lot of balls in the air and fire mitigation suddenly moved to a different category, which is probably a good thing. Michelle currently has a strong interest in representing homeowners and helping with communications. She'd like to play a key role in adopting new rules and policies relating to covenants. Jordan's interests lean towards technology, data analysis, and future infrastructure projects. The board looks forward to clarifying priorities & welcoming their involvement.

Visitors Present: Jordan Groetken, homeowner, Michelle Abrams, homeowner, Steven and Anna Lopez, tenants, Rebecca Boskovich, homeowner, Pete & Kerri Merkel, homeowners, Ann Gaiovnk & Bud Anderson, homeowners, Chris Jensen, homeowner.

Visitor Business: Speeding – Some background information was discussed throughout the visitor reports but is summarized first to minimize confusion. The discussions jumped around.

Speeding complaints come up at various locations. It's a common problem in any residential subdivision but patrol support has never happened. When asking law enforcement for help they

have always said they can increase patrol and can help, but it has never happened. Janet reported never hearing about or observing any radar monitoring and has never met anyone who has received a speeding ticket within Dw1. Speed limits are set by the District at 15 because people typically exceed posted limits. Travel over 20mph is too fast for the design limitations of road designs and lack of sidewalks. Lots are not deep, making driveways short and safety is the biggest concern. Staff emphasized very few people are problem speeders. The specific situation being addressed this evening with visitors is controversy over speed bump placements and neighbor conflict which has escalated beyond comfort level for a peaceful street and environment.

Visitors – Confrontations, verbal & physical abuse, threats of weapons, no contact / restraining orders, pending charges for assault and property damage.

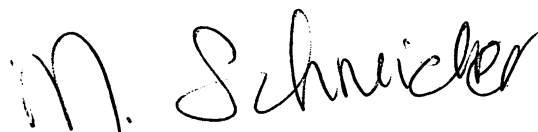
Visitors live on Locust Court. Recently a speed bump was delivered to the residence of 223 Trailwood in response to a complaint made by a man named Jeff who made complaints through his neighbor. The neighbor asked the District for a speed bump in good faith, the District cooperated and took a temporary speed bump to the residence in good faith after being assured the ability to install was in place. Ultimately the entire situation was determined to be a bad judgment call to allow the bump to be installed where it was requested due to another neighbor's objections of driving over it. Visitors were very upset and claimed the bump was put on the 90 degree turn and was useless because nobody can take that turn at higher speeds so they felt it was placed there in large part for harassment. Further, they reported as soon as it was installed is one of the 2 persons involved in the neighbor confrontations became combative and was harassing drivers.

Discussions about law enforcement involvement took place and Janet had already made the decision to have the speed bump pulled up. Hopefully things will settle down but at the moment neighbor relations are very tense. There have been complaints for several years regarding domestic concerns and noise and law enforcement visits were confirmed, indicating there are some issues that hopefully the court system will be able to address.

Mike discussed the LDWA study and again shared with the board it was not a cost of service study and he would be learning more at the August meeting.

An executive session was discussed as possible but was never held.

Adjournment: The meeting was adjourned by unanimous approval at approximately 9:30pm by motion from Melissa, 2nd by Joel.

A handwritten signature in black ink, appearing to read "M. Schnicker". The signature is written in a cursive, flowing style.

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING August 28, 2024

No meeting was held on August 28, 2024, due to lack of a quorum.

Melissa Schneider and Joel Peterson were present.

Janet informed the two members present about a fencing encroachment into District common area and explained how staff handled the situation. No board decisions were required.

Janet informed the members Spectrum was preparing to perform upgrades and anticipated more encroachments would be discovered.

A special meeting may be called before September's meeting if needed.

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING September 25, 2024

Call to Order: Meeting called to order by Melissa, 2nd by Tom.

Board Present: Melissa Schneider, Joel Peterson. Tom Phelps appeared by telephone.

Staff/Reps Present: Janet Anderson, Brian Davies, Michael Roussin.

Open Board Position: The Board recommended making an appointment to the open seat as soon as possible. Two homeowners have spent time and energy wanting to help the neighborhood, Jordan Groetken and Michelle Abrams. Michelle's interests and skills are best utilized as a bridge with homeowners, postings on facebook, and items much more covenant and neighborhood quality of life. She will be working with Janet on policy drafting and review legal responses as we move forward towards a formal vote to adopt updated CCRs. The attorneys will file a new service plan to clarify the District's role when it comes to CCR related situations.

New Board Appointment: Jordan is interested in water, all types of equipment, the security of maintaining our water supply, and he has a strong background in IT and cyber related work. Janet has asked for advice and help getting security cameras installed in a few off the grid areas that would be helpful to monitor for vandalism and illegal dumping. It is rare but it costs all residents when it happens. Jordan will be reimbursed for time and materials and has agreed to make his services very affordable as opposed to what the District would pay on the market. The District is grateful for this offer and all agree we are very pleased to welcome Jordan to our team. Jordan was officially sworn in by Janet as the witness and this begins his first official meeting attending as a voting member.

Minutes from July 31, 2024, were reviewed and adopted by motion from Joel, 2nd by Melissa.

Brian confirmed the board does want to keep heavy equipment on hand for this snow season. He and Janet will determine most economical way to do this. Prices will hopefully be similar to last year, which ended up costing approximately 14-15,000 Janet said. All equipment is expensive but front-end loaders tend to always cost more than backhoes and some excavators.

ILC Encroachments: Janet said there was a line of fence behind Woodhaven that is very problematic and affects numerous properties. The board looked at mapping and Joel had previously attended a visit with a new property owner and her realtor. Janet said most people will probably be cooperative but the board may receive some angry visitors in the future. Janet will start putting

together some letters and hopefully be able to help alleviate too much stress. We agreed tackling this a few lots at a time will be the most manageable. Basically at some point one person installed a back property line fence within the District's utility easement. Other properties began using that line as a property divider and the fence grew and grew. The easement is not accessible and needs to be fixed.

Meetings were confirmed for budget hearings and presenting a draft,

Melissa recommended Kathy's position be switched to hourly. She is concerned about Brian needing more help and is concerned about Matt's announcement of continued water rate increases and she feels resources would be better used to determine the level of duties and services Kathy is performing. Hourly will allow her to track that for a few months before making any future decisions on hiring a reliable employee for Brian. Brian handles an incredible work load and it's important the District keep him. Janet was asked to pick up any slack needed and to inform Kathy this would begin October 1.

Melissa motioned to move Kathy's position to hourly, Joel 2nd, board unanimously agreed.

Adjournment: The board unanimously adjourned the meeting at approximately 8:40pm by motion from Joel, second from Jordan.

M. Schneider
11-20-24

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING October 8, 2024

Call to Order: Meeting called to order by Melissa, 2nd by Tom.

Board Present: Melissa Schneider, Tom Phelps, Jeanne Matthews, Jordan Groetken. Joel Peterson was absent, board excused.

Staff/Reps Present: Janet Anderson, Brian Davies, Michael Roussin.

No visitors were present.

Encroachments & Spectrum (Cable & Internet) Upgrades: Spectrum has been replacing and adding to infrastructure throughout the easements and common areas. Some encroachments have been corrected over the years, but there are still numerous areas where access is completely blocked off.

The board discussed that even if utilities are not being upgraded the District should not lose access to public land and homeowners should not expand beyond property boundaries for exclusive use purposes. Janet asked the board for permission to pursue using a fence contractor who is a homeowner in Dw1. Janet and Brian met with him and have determined it will be the least expensive to coordinate with one small company to obtain bulk pricing and to ensure payment so the fence person is not trying to collect from each owner. The entire easement behind Woodhaven and Ponderosa from north to south has been fenced off. Because the contractor is a company with 2 people and the scope of the project affect well over 20 homes, it will be most practical to split this into chunks by correcting 4-6 back yard lines at once then moving to the next section. Residents of course are welcome to perform their own construction or hire anyone they choose, but having a contractor's price in hand will help many residents get the job completed cheaper and quicker. The land needs to be reclaimed by the District and full access needs to be restored. The board agreed the District could offer payment plans and the board is willing to participate in meeting with homeowners to provide notification and to support staff in pushing the project forward. Janet and Brian anticipate setting up meetings with residents this spring and secure summer & fall construction scheduling. The neighborhood fence company at this time has agreed he is willing and able to work within the District's projected timelines.

Election for Infrastructure in 2025: There are several important projects that will be in planning stages throughout 2025. The District anticipates asking voters to make decisions about roads, new CCRs, rules & regs, water infrastructure, and fire mitigation. Janet will find an engineer within the next couple of months to give the board better ideas on current conditions and lifespan remaining on each street.

Notifications to Residents – Numerous Items Coming in 2025: Janet will need to send a newsletter outlining basics then inform residents of further details as deadlines approach. A taxing bond election is allowed to be held in May or November only in odd years.

Budget 2025: A draft budget was presented to the board. Janet requested if hearing dates could be set. It was determined everyone anticipates being available for regular meetings and hearing dates on November 20 and December 4. Janet will publish accordingly.

Adjournment: The meeting was adjourned at approximately 8:35pm.

A handwritten signature in blue ink, reading "M. Schwab". The signature is written in a cursive, flowing style.

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING November 20, 2024

Call to Order: Meeting called to order by Melissa, 2nd by Jeanne.

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

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

No visitors were present.

Minutes: September 25, 2024, minutes were approved by motion from Jeanne, 2nd by Tom, Joel abstained as he was not present that meeting.

Fire Mitigation: Scott Nielsen set up a crew to clear trees and Brian has been working to stack and move logs with equipment. Janet said residents want firewood but Scott does not want liability issues due to it being private land and he'd like to continue the project without people removing everything until he's completed as much work as funds allow. Janet said she was most concerned about obtaining credit for fuel removal. Anyone who removes wood is saving the District and Fire Crews so it's a benefit. The board asked about selling the logs.

Subsequent to the meeting Janet asked Scott about large lumber haulers who will purchase the types of quantities the District is accumulating. Scott said unfortunately ponderosa pine does not make good board wood as opposed to fir, cedar, oak, etc. He recommended residents be allowed to take wood once strategic piles are made and pieces are cut smaller. Injury and power equipment on private land remains Scott's concerns and Janet promised to relay to the board and the District would happily accommodate what is best for his crews and everyone's insurance coverages.

Heavy Equipment: Janet has been approached with an exceptional offer of 0% 5 year financing by the same salesperson who has been calling her for 30 years even though we've never purchased in the past. After running some numbers Janet reported now that Dw1 is down to renting every winter in order to maintain reliable snow plowing it may make sense to strongly consider purchasing or lease/purchasing something new. It would be a great asset as the District has limped along many years on pretty old equipment. Putting money into repairs no longer pays off. The board agreed

this was an item badly needed and it would be difficult to turn away if payments are affordable and having an extended full warranty also adds value given the costs of heavy equipment repairs.

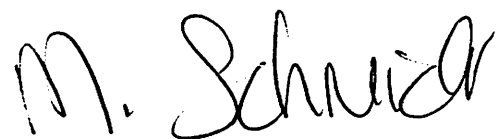
Janet said she'd found a replacement billing software for our current software that is being discontinued. Board unanimously approved new contract terms to switch our accounts receivable software to Muni Billing, motioned by Tom, 2nd by Jeanne.

Janet said she originally visited with Jordan about participating with the District in safety grant work such as security cameras so she had made initial plans for increasing video use on the roadways. Jordan was then later appointed to fill a board position to serve until the next election. Because the security project was already in process and Jordan's profession is in security and IT, she felt it was in the best interest of the District to continue to allow some consultation and special project work when needed. Janet explained board members are not allowed to be employed or compensated on a regular basis; however, when properly disclosed and when extra services end up serving the District more efficiently, it can make sense. Janet and Jordan discussed a rate for future work could be discounted to \$30/hour and minimal services are needed to complete the project. The board indicated they appreciate Jordan's assistance in having professional consultations and installations set up properly. The board agreed IT services are typically over \$75/hour and this would be helpful to Janet and Brian when needed.

Budget: The rest of the meeting was spent reviewing budget line items. Mike presented several scenarios for capital projects, pointed out areas within each fund, and explained items that are split among all funds and not split. The District has had several years of depleting reserves, but was able to recover a good portion in 2024. The 2025 budget also reflects a more solid cash flow. The board asked questions and overall felt comfortable with their understanding of the draft. The next hearing will and discussions will be on December 4.

Meeting schedule for 2025. Janet reminded the board we would be back on the 4th Wednesday schedule beginning in January.

Adjournment: The meeting was adjourned by motion from Joel, 2nd by Jordan at 8:30pm.

A handwritten signature in black ink, appearing to read "M. Schweizer". The signature is written in a cursive, flowing style with a large initial "M" and a long, sweeping underline.

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING December 4, 2024

Call to Order: Meeting called to order by Melissa at 6:33pm, 2nd by Jeanne.

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

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

No visitors were present.

Minutes: October 8 and November 20 minutes were approved by motion from Tom, 2nd by Melissa. Joel Peterson abstained on October 8 approval due to his absence that meeting.

Heavy Equipment: Janet and Brian shared information on equipment because several 0% financing packages have been presented to Janet over the past couple of months. Janet established a relationship with the Case dealer in 2011 when the District purchased a 1994 backhoe from them. A long-term employee at Case knows the District is always interested in looking at options and has a continual need for equipment. Prior boards have continually moved the District to doing more operations and repairs in-house because they believe it is the most economical; however, there are also high costs to setting up and maintaining in-house personnel and equipment. Using outside contractors to plow can easily cost \$75,000 for just one season. It has proven to be cheaper to plow in house, especially in larger years. In less than average years, it would probably cost less to use an outside contractor but Durango struggles in general with having enough laborers and quality construction companies. The District is small but is a difficult subdivision to plow due to congestion and too many vehicles, trailers, campers, etc. The biggest negative of contracting out is that even the best will be slower to respond and having services on site provides the best service. Building familiarity with residents, properties, drainage, melting patterns all comes into play and makes a huge difference in residents' satisfaction., which is the general idea and goal of what the board and staff want to accomplish. With this in mind, investing in new equipment is necessary if we continue to offer in house services.

The board decided because major road work is needed in the near future, staff should keep options open but advised prices are not going to substantially change in the next few months and Brian should in the meanwhile seriously start driving different test equipment and continuing to research. They are open to looking at purchasing but don't think anything needs to be decided this season.

The board confirmed rental equipment is secured and available, and is scheduled to be delivered; Brian confirmed it should arrive on December 15. The board approved travel expenses for Brian if necessary to assess equipment and agrees some investment towards becoming much more knowledgeable about equipment in general is wise and will result in the most economical eventual purchase.

The board decided no purchase decisions should be contemplated at this time since a rental has been secured to be delivered on December 15, which will cover the District for this season's plowing. The board agreed it was time to seriously shop and look at all options. Janet advised the board annual costs for renting are approximately \$15,000 and this is now approaching annual payment outlay if the District could find something at a very low rate or no interest.

Infrastructure Bond: Janet reported an engineer had been hired to perform initial assessments for recommended repairs. She was able to find an individual P.E. which should suffice and will save money since none of the road work needs extensive engineering. Most competent asphalt companies are capable of performing the work but quality control is critical and it's critical that professional specs are used and adhered to. Many curbs are separating and the roads are beginning to show much higher signs of failure. Once the larger cracks and separations become evident to the naked eye, damages tend to escalate quickly. Historical experience and unofficial observations from road construction company owners agree with advisal several roads will begin deeper damages within the next 2-4 years. Because a road repair assessment is in process, it may be feasible to include equipment purchases in a bond package, but perhaps equipment could be financed with an earlier payoff because the road bonds will need to be issued for the maximum time to remain affordable.

Water Tank: The only water tank that services the District was assessed and interior welding and spot painting repairs were performed a few years ago. It was estimated a completely new lining would be needed within 5 years and we are very close to that point if not already reached. Cost estimates have ranged from \$175,000 to \$240,000. Given high inflation rates since COVID, Janet is estimating at least \$250,000 should be secured in funding to perform full repairs to keep the water tank in good shape. Failure to do this major maintenance is not optional since new or gently used tanks would far exceed repairs and a new **tank** replacement could be close to one million dollars. The District has reached a point where an infrastructure bond is necessary. The assets of the District must be maintained in order to keep property values stable and to meet service obligations.

Playground: The small children's playground primary piece of equipment at the entrance was approved to be replaced. The last piece lasted for many years but the replacement installed a few years ago is not wearing well. Investing in a higher quality commercially designed play area would be very popular with residents as we see the area is used extensively and positive comments are

regularly made about having the play area. Other improvements of individual pieces have held up fine so far.

Year End Resolutions Adopted:

Budget: The rest of the meeting was spent reviewing budget line items and preparing to approve the final budget. Joel motioned to adopt resolution #16-2024 to adopt the budget for 2025 calendar year, and to adopt the appropriation of funds resolution, 2nd by Tom, unanimously approved.

Annual Meetings: Tom motioned to adopt Resolution #19-2024 setting regular meeting dates, times and locations. The District will meet the 4th Wednesday January through September then switch to the 2nd Wednesday for October November and December, Joel 2nd, unanimous approval.

Election 2025: Jeanne motioned to adopt Resolution #17-2024 to authorize and assign a Designated Election Official for the May 6, 2025 election, 2nd by Joel, unanimous approval.

Line of Credit: The board again unanimously approved Resolution #12-2024, renewing the District's line of credit for the 2025 calendar year motioned by Joel, 2nd by Jeanne.

Adjournment: The meeting was adjourned by motion from Tom, 2nd by Jeanne, at approximately 7:50pm.

M. Schneider
1/22/25

Durango West Metropolitan District No. 1

119 Holly Hock Trail

Durango, CO 81303

(970) 259-4267 Ph. (970) 259-3360 Fax

Manager: dwl@mydurango.net Billing: dwlbilling@mydurango.net

Board of Directors: dwlboardmembers@gmail.com

www.durangowest.org

Board of Directors Durango West Metro #1
2024 Meetings, District Office, 6:30pm

January 24

May 22

September 25

February 28

June 26

October 8

March 27

July 31

November 6

April 24

August 28

December 4

October-December meeting dates were changed.

**Starting January, 2025, monthly board meetings
will return to 4th Wednesdays, 6:30pm**

**Additional special meetings and work sessions may
be called as needed.**

Please check www.durangowest.org for updates.

Zoom virtual attendance:

Room # 9702594267 Pass Code: 4267

RESOLUTION NO. 24-2023

**RESOLUTION OF THE BOARD OF DIRECTORS OF
DURANGO WEST METROPOLITAN DISTRICT No. 1**

**ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION,
IDENTIFYING DISTRICT WEBSITE, PLACES FOR POSTING MEETINGS,
AND ESTABLISHING AGENDAS FOR PUBLIC INPUT**

A. Pursuant to Section 32-1-903, C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings, and;

B. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district (“www.durangowest.org”) at least 24 hours prior to each regular and special meeting, and;

C. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting, and;

D. Pursuant to Section 32-1-903, C.R.S., all special and regular meetings of the board shall be held at locations which are within the boundaries of the district and shall not exceed twenty (20) miles from the district boundaries, and;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Durango West Metropolitan District No. 1, Durango, Colorado, herein referred to as “District” establishes:

1. Regular monthly meetings of the Board of Director for the calendar year 2024 shall be held on the 4th Wednesday of each month, excepting the months of October., November, and December, and;

2. Regular monthly meetings in October, November, and December for the calendar year 2024 shall be held on the 2nd Wednesdays in order to meet budget drafts and adoption deadlines, and to better accommodate the public’s winter holiday schedules, and;

3. Meetings shall be virtually hosted for visitors at the District’s office facility within the District’s boundaries, 119 Holly Hock Trail, Durango, Colorado 81303, and shall remain open virtually during the entire calendar year 2024, and may remain open for in person attendance during the entire calendar year 2024 based on up to date recommendations from La Plata local health department (San Juan Basin Health) for indoor gatherings, and exceptions to meetings remaining virtually open for the duration of the meeting shall be allowed if inappropriate disruptions occur; and

4. Special meetings of the District Board may be called as often as the needs of the District require, upon notice to each director and upon 24-hour notice of posting on the District's public website. The 24-hour notice shall only be waived if an emergency of extenuating circumstances could not reasonably be foreseen. In such case, meeting notice shall also be posted at the front an office bulletin boards as soon as possible prior to the meeting, and;

5. Residents and taxpaying electors of the District may object to the meeting times and locations. Any such objections shall be considered when setting future meetings, and;

6. During regular meetings held by the District, the constituents of the District shall have an opportunity to address the Board during "Visitor Business" portion of the agenda. Further, to encourage and enhance transparency, and to welcome open dialogue with the public, if a specific topic or specific question is raised during "Visitor Business" that the Board Directors determines a longer or more in-depth discussion may better serve the public needs, then that topic shall be placed on the next meeting's regular agenda, or a special meeting shall be called specifically for that topic, and;


7. That a regular meeting may be rescheduled to accommodate board quorums, board or staff illness, or other reasons unanticipated, and notices of schedule changes shall be posted on the website, and efforts shall be made for a representative of the District to be present at the Office facility location until 30 minutes past the normal start time of the originally posted date to inform constituents not aware of the schedule change, and;


7. That the District has established a District Website, www.durangowest.org to provide full and timely notice of regular and special meetings of the District Board, and to post special announcements and adopted documents such as meeting minutes, and;

THEREFORE, on December 6, 2023, at a regular meeting of the Durango West Metropolitan District No. 1 Board of Directors, the **BOARD HEREBY ADOPTS** posting places, times, and the following dates for 2024 meetings:

01/24/24, 02/28/24, 03/27/24, 04/24/24, 05/22/24, 06/26/24,
07/24/24, 08/28/2024, 09/25/24, 10/09/24, 11/13/24, 12/11/24.

Approved this 6th Day of December, 2023

By: 
Melissa Schneider, Board President

Witness: 
Janet Anderson, District Manager