

DURANGO WEST METROPOLITAN DISTRICT No. 1
BOARD OF DIRECTORS
REGULAR MEETING February 26, 2025
RESCHEDULED TO 03-12-25

Call to Order: On March 12, 2025, a meeting called to order by Melissa at 6:44pm.

Board Present: Melissa Schneider, Tom Phelps, Jeanne Matthews, Joel Peterson. Jordan Groetken was absent due to illness.

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

Visitors: Two visitors were present: Matt Cornell, 9 Holly Hock Trail and Jack Leggett, 94 Trailwood Dr. attended by zoom. Matt was here to meet the board members and observe. Jack attended to request permission to build a mountain bike trail in the large drainage ditch area between Trailwood, Choke, and Forest, from the entrance to Westridge Road. Everyone liked the idea and was supportive. Janet shared that labor is a challenge for a project like this, but if residents are willing to donate and kick in, she would recommend the District provide materials if needed, and Brian could use the equipment with them. Brian volunteered he was happy to help and will contact Jack to coordinate a plan. Jack wants something natural & rustic carved out for mountain bikes and likes the grade in that section. Board unanimously approved staff to work with residents and if materials are needed Brian or Janet can request further authorization.

Roads / Water / Property Tax Bonds / Planning: Janet recapped some of January's meeting regarding the decision to present a taxing ballot question to eligible Dw1 voters in November, 2025. Because the District has multiple goals and needs, the ballot and possibly other funding methods involve numerous legal questions. To be sure everyone has better understandings of the election rules and process, board members will benefit being involved in early legal discussions. Janet will try to set up zoom with our law firm on March 26 or the April 24 regular meeting, allowing a little more than 6 months to prepare and meet deadlines. The civil engineer who was hired to provide initial road work and repair estimates presented estimates of 2-2.5 million in January. Knowing how construction and projects can go, that figure could increase. On the other hand, the District has a finite number of homes and no further growth is anticipated in the near future. Borrowing is always limited to what voters are willing to pay back. The District also needs water infrastructure, the largest dollar item being the water tank/ The District has regularly kept the tank maintained and inspected; however, it's not been stripped and recoated since 1990, and has reached the place where

spot repair is no longer adequate. The most recent estimate Brian received a few weeks ago is \$265,000, which is about \$40,000 higher than the last bid around 18-20 months ago. It was not clarified if temp tanks were included due to the fact the District only has one water storage tank and relies on it for gravity feed in an open system. The other big need is equipment for plowing and landscaping and fire mitigation work. The volvo loader is in bad shape and parts are no longer available. A loader is more functional for most work but they do cost quite a bit. Rental loaders over the past 2 snow seasons have been required to be insured for around \$300,000. Used equipment is also an option the District is exploring.

The attorneys will answer questions and verify what types of expenditure items are allowed with mill levies, maximum mills and payback periods, if different payback schedules within the same ballot question are appropriate, etc.

Water: ^{Brian} ~~Brian~~ reported the new VFD (variable water pump for Lake Durango water) is presently operating at about 40 gallons per minute about 4 days per week presently. Brian and Mike reported Lake Durango is working on expanding the treatment plant with new filters, which has been long planned and is materializing this year.

Fire mitigation: Brian was asked to look into goats, the board liked goat results from last year although the vegetation did grow in quicker, there were other benefits. There are big concerns about the federal fire mitigation grant we were operating under in 2024; now these funds could be pulled away completely, or scaled back for 2025 work. This is very unfortunate as the fire risks are substantial and a lot of work is still needed to build a defensible perimeter to the west, the main goal of this grant. Scott Neilson is a battalion chief with the fire District and has been working hard to advocate on behalf of many subdivisions at high risk, including Durango West; we are very grateful to Scott for his efforts to date and keeping us informed. Janet and Brian will prepare notifications to get rid of wood from the felled trees remaining in Westridge & the tank area as prior discussed.

Playground Equipment: The board previously acknowledged the play structure would need to be replaced in 2025 and Janet and Brian asked for specific budget. The board unanimously agreed by motion from Melissa, 2nd by Tom, to allocate \$15,000 from Metro District funds and 15,000 from Property wners funds for a total of \$30,000 for a new play structure. The new similar designed unit that was less expensive but has not held up well at all; the new models are not of the same quality. The playground area is very popular. Staff will do our best to get something sturdy and hopefully something very nice can be installed within the approved budget.

There was no further unfinished business or potpourri items.

Adjournment: After Melissa confirmed no other items needed to be addressed, the meeting was adjourned by motion from Tom, 2nd by Jordan, at 8:29pm.

M. Schneider

3-26-25