

DURANGO WEST METROPOLITAN DISTRICT #2  
MINUTES FOR THE REGULAR MEETING  
August 16, 2023

- I. Call to Order  
President Carly Thomson called the meeting to order at 5:02 p.m. Other Board Members present were Directors Corey Beaugh, Derek Ryter, and Beverly Lawrence. Also present: Jane Looney, District Manager; Dave Marsa, Water/Wastewater Operator; and Stacie Tucker, District Accountant. Board member Stephen Wells had an excused absence. Two residents attended.
- II. Election of Officers – Tabled until next meeting.
- III. The minutes of the June 21, 2023 Regular Meeting were presented for approval. Beverly made a motion to approve the minutes. Derek seconded the motion. Motion passed.
- IV. Public Comments – One resident spoke about budgeting for recreation and asked for an update on the pond. The other resident was there to answer questions about her tier water rate proposal in the board packet.
- V. Administration
  - A. Financials
    1. Jane presented the accounts receivable list for August 2023. Water shut off was scheduled for account #21134; but the resident fully paid their bill.
    2. Accounts payable were presented for approval. Beverly made a motion to approve the accounts payable. Derek seconded. Motion was approved.
    3. Financials – Financial statements ending July 31, 2023 were presented. Jane will check with DW1 as we didn't receive their wastewater fund payment in July.
    4. 2022 Audit Presentation – Beverly made a motion to approve/accept the audit as presented. Corey seconded. The motion passed.
    5. Set Special Budget Meeting - the board set the meeting for Tuesday, September 19<sup>th</sup> at 8:15 at Stacie's office downtown.
  - B. Water & Wastewater Operations
    1. Water and Sewer Operations Report – LPEA crushed our water line pipe today on Willow Drive leading to the limited water outage. Dave discovered that our main water line continues on greenbelt between Willow Drive and Oak Drive. We will submit Dave's invoices to LPEA to see if they will pay them. RH Bordan did the inspection this week. We had to notify 4-5 residents to provide access to the sewer manholes including two that were fenced in. Jane will send them notices that the district needs 24/7 access and to adjust their fencing by next June 2024. Our wells have continued to produce covering July's usage of 2 million gallons; however Dave said they are starting to slow down.
    2. Wastewater Operations Report – Shaw completed construction of the solar plant which should be online soon. Dave said the wastewater plant is running well as

sewer bugs love this time of year. He cleaned the contact chamber and will conduct the sludge survey this month.

### C. Roads and Open Space

1. Road and Drainage Update – Jane checked with Matt regarding a board member’s suggestion to place a gabion basket at the culvert drainage in front of 85 Aspen Drive instead of concrete. Matt said that while this would work, the homeowner would have to be very involved in the maintenance and therefore does not suggest this option. After discussion, the board agreed that the concrete option would be a good investment to help with the overall maintenance of the road system. Beverly motioned to approve up to \$4000 to install the concrete drain and improve the curb to move water more efficiently. Derek seconded. Motion passed. Beverly shared her estimate from Alert for new street and traffic signs. She is still trying to get in contact with Branson, a local company, for a second estimate and labor estimate.
2. Open Space Update - Carly brought up a concern over an adjacent landowner’s refusal to take care of thistles on his property. The Board will send a letter informing the landowner that he has a legal responsibility under state statute to take care of the invasive noxious weeds in a timely manner.  
Pond: Jane called the Durango Fire & Rescue regarding their assessment and assistance in conducting a prescribed burn of cattails in the pond. Pete Stockwell, Wildfire Mitigation Specialist, responded. He said they would need to decline because of the proximity to home, wood piles, wooden decks, and lots of nooks and crannies for embers to lodge themselves in.

### VI. Business

1. Water Overage Reduction Request – the board voted to approve a one-time overage reduction for 42 Spruce Court for May and June. The overage charge will be reduced to \$10 per 1000 gallons for all usage over 10,000 gallons.
2. Durango Ridge Ranch Request to Increase Easement Annual Fee – requested increasing the easement annual payment from \$850 (implemented 2011) to \$1700 to offset road maintenance cost increases. The Board would like to review the original agreement and ask Durango Ridge for more details about how they mathematically came up with this amount.
3. Water Rate Increase Resolution 2023-06 – the board discussed the resident’s proposal and comments. After further discussion about timing, options and the deficit, Corey motioned to approve Resolution 2023-06 which increases the water rate by \$10 to \$86 per month. Beverly seconded. The motion passed. The Board will continue looking at the water tiers and will ask Wayne to look over the proposal submitted by a resident as well as develop a few more models to view usage over ten years and the ratio between LDWA and our well production over that time frame.
4. Review Terlun HOA Water Request Response – the board liked Bud’s draft letter and approved Jane sending it to the Terlun HOA contacts on behalf of the Board.
5. Review Right of Way Policy and Issues – several issues have come up with residents. The district will have difficulty enforcing the ROW policy. Bud suggests rewriting the policy to make it clear residents are responsible for damages to their own

property/landscaping/etc., as well as financially liable for reimbursing the district for extra time and equipment needed to repair sewer or water lines or remove snow, and also responsible for damage done to district equipment and its contractors due to boulders etc. Basically, homeowners will be held responsible for not following ROW policy.

6. Other District Correspondence: dogs in greenbelt and on streets off leash; dog poop; art block party on private property; parking complaint; curb why so high and can they change it
7. Newsletter Items – ROW; bears; rate increase; 2024 Budget

IV. Adjournment – Beverly motioned to adjourn meeting. Corey seconded.

The meeting was adjourned at 7:40 p.m.

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Jane Looney, District Manager / Secretary