

DURANGO WEST METROPOLITAN DISTRICT #2
MINUTES FOR THE REGULAR MEETING
July 21, 2021

I. Call to Order

President Carly Thomson called the meeting to order at 6:03 p.m. Other Board Members present were Directors Beverly Lawrence, David Cramer, Derek Ryter and Wayne Schrader. Also present: Jane Looney, District Manager and Dave Marsa, Water/Wastewater Operator. This meeting was conducted via phone conference call due to COVID-19. There were two residents who attended.

II. The minutes of the June 16, 2021 Regular Meeting were presented for approval. Wayne made a motion to approve the minutes as presented. David seconded the motion. Motion passed.

III. Administration

A. Financials

1. Jane presented the accounts receivable list for June 2021.
2. Accounts payable were presented for approval. Board action. Wayne motioned to approve the payables. Beverly seconded. The motion passed.
3. Financials – Financial statements ending June 30, 2021 were presented. One concern might be the amount of water purchases from Lake Durango to date.

B. Water & Wastewater Operations

1. Water and Sewer Operations Report – wells are still not producing. We treat the sulfur smell by boiling the water. That pipe is broken; and Dave needs to drain the water cistern to fix it and at the same time clean it. Dave thinks the estimate for Michael Way meter pit installation would be \$1500 in parts and \$1000 to dig. The Board said to go ahead with the letter to owner and installation of the meter pit. Dave will get a written estimate to Jane who will send it with a 30 day notice letter to the owner before we begin digging. We will provide the option of letting us replace the meter. TTHM results were normal. Green Analytical didn't send these results to the State like they normally do so the State sent us an email.
2. Wastewater Operations Report – everything is running great down at sewer plant. Haven't seen any infiltration issues related to the amounts of rainfall yet.

C. Roads and Open Space

1. Open Space Update – Jane reported that she finally found a landscaper who would look at the front (photo in board packet). He had a solid plan to address the problem but would need to go through proper CDOT permitting. Jane presented the issues involved. The Board suggested to ask Leeder to do it as he is familiar with that area and issue from doing the culvert extension. If he can't, try to find someone else who can carry out the plan.
Resident Mowing on District Property– a resident mowed thistles and tall grasses and cattails on district property behind Hunter Court without permission. Jane talked with the resident and with our mitigation contractor and Charlie with

Wildfire Adapted Partnership. She proposed preparing a memo for next board meeting on options and a draft policy letter. The Board supported her proposal. Open Burn letter – the resident responded there has not been any open burning at his home, and he will respond further after his vacation.

2. Road Update – Leeder started on Willow on July 14th and will do remainder of projects mid-August. The Mail Building “flooding” on the left side got temporary fix. Durango Handyman cleaned up the area and dug a little trench. Jeremy – who used to work for Leeder – said he thought that it would not need the concrete curb along the side of the mail building. Durango Handyman said it would cost between \$2500 and 3000 to do the dirt work and re-gravel to where it used to be. Beverly motioned to spend up to \$3000 to do the project. Wayne seconded. The motion passed.

IV. Business

1. Proposed Increase to Landlord Processing Fee: Jane proposed to increase the processing fee per memo in Board packet. Beverly motioned to increase the fee from \$50 to \$150 as proposed. Wayne seconded. Board approved motion.
2. Short Term Rentals Discussion – Jane reported increasing inquiries from various entities including realtors, vacation rental companies, residents regarding whether DW2 allows short term rentals or has any limitations. Board discussion covered various issues and it decided to table the issue until next month. For now, the district manager should tell people that it’s on the Board’s radar and they are weighing options. As of right now, the district does not disallow it.
3. Cease and Desist Letter – the district received a Cease and Desist letter from a resident’s attorney regarding pickleball being played at the court. The district’s attorney provided a legal memo. The Board discussed issues brought up in the memo. They decided that they had further questions and clarifications from Bud so Jane will schedule a meeting with him and two designated board members. We will then schedule a special meeting for the Board to make its decision.
4. Other District Correspondence: How to report unsecured trash that attracted bears; mama bear and 2 cubs; gutter and downspout had fallen off of the house across the street and owner is not in town; fireworks behind Hunter Court; toilets plugged up; uncollected trash cans; places for rent, bird rescue, without power; old cable in backyard
5. Newsletter items – with mama bear and cubs in neighborhood, change up bear graphic and information

IV. Adjournment – Wayne motioned to adjourn meeting. Dave Cramer seconded.

The meeting was adjourned at 7:47 p.m.

Jane Looney, District Manager / Secretary