

Durango West Metro District No. 2

August 2026 Minutes

Regular Meeting of the Board of Directors

Date: August 19, 2026

Time: 5:00 PM

Location: District Mail House

Present: President Carly Thomson, Vice-President Beverly Lawrence, Directors Corey Beaugh and Derek Ryter. Director Stephen Wells was an excused absence. Also present was Jane Looney, District Manager and Dave Marsa, Water and Wastewater Operator. One resident attended.

AGENDA:

1. Call to Order – Chair Carly Thomson called the meeting to order at 5:00.
2. Approve Minutes of the June 17, 2026 Meeting – Beverly motioned to approve minutes as presented. Derek seconded. Motion carried.
3. Public Comment – Resident is concerned over deterrents/barriers to accessing district easement into the gully through gates behind 747 Oak Drive. Resident also addressed need for mitigation work on a small portion of greenbelt behind Michael Way. This is already planned for spring 2027.
4. Financials – Receivables, Payables and Financial Statements were presented. Beverly motioned to approve the payables. Derek seconded the motion. Motion carried.
5. Water and Wastewater Operations – Dave tries to exercise/flush one-third of hydrants each year but doing so uses a lot of water. All hydrants are functional. He will buy parts this year to raise hydrants and install the risers next year. District is using less water than last summer, however there are a substantial number of households with high gallon usage despite water restrictions being in place. Discharge Permit Modification request was submitted to State in July. SGM says these applications take 4-6 months for processing. Blowers need to be installed. Dave said the WW will be over budget as he still needs to buy probes, install and program. His plan is to get blowers and probes installed by October so can have one month of data for SGM's progress report to the state. SGM is working on analysis for the potential de-rating of the WWTF as well as the Alternative Analysis to submit to CDPHE by end of November. Both are required by our Discharge Variance.
6. Roads and Open Space – Leeder Construction will begin August 24th to conduct the remainder of road projects, including sealcoating Pine Ridge Loop and patching 5L Ranch road.
7. Business
 - Set Special Budget Meeting Date – September 8th or 11th at 8:30, depending on Dave's availability.
 - Discuss Water Restriction Rates – the board would like to proceed with a resolution that would allow the Board to double the overage water rates when Stage 1 water restrictions

go into effect. Additionally, these rates could be enacted if there is an emergency such as losing a water supply and declared by the water operator or board.

- Greenbelt Encroachment Update – the district gave 36 Aspen Court two months to remove fencing, hoop raised garden and shed. This elapsed August 1st. A reminder email was sent July 30th with no response. The board discussed next steps.
 - Trail Easements and Issues – the board reviewed a revised trail map and provided suggestions for Derek to incorporate. The board discussed residents' issues accessing district easement through 747 Oak Drive. Resident at 324 Pine Ridge Loop wants district to take action to stop trespassing on her property via a trail by tennis court. The board is fine with not mowing grass by that side and making the other trail more obvious. Otherwise says it's not the district's responsibility. Attorney says the trail portion in questions is on ROW and is therefore a non-issue.
 - P/T Admin Employee Update – the new employee has been through two billings and is getting set up on her laptop to do deposits and billings on her own.
8. District Correspondence - resident requesting mitigation; good job with this year's fire mitigation work; several concerned about motorized bikes/vehicles on trails and roads; resident request to post county decision relative to their property in newsletter; LPEA upgrade project status; several residents concerned about access to easement through 747 Oak Drive.
 9. Newsletter Items – Budget ideas from residents; LPEA done with upgrade and will reseed in spring; district access easement through 747 Oak Drive; no motorized vehicles on trails
 10. Adjourn at 6:32 – Beverly motioned to adjourn. Derek seconded. Motion carried.