

DURANGO WEST METROPOLITAN DISTRICT #2
MINUTES FOR THE REGULAR MEETING
September 15, 2021

- I. Call to Order
President Carly Thomson called the meeting to order at 6:04 p.m. Other Board Members present were Directors Derek Ryter and Wayne Schrader. David Cramer and Beverly Lawrence had excused absences. Also present: Jane Looney, District Manager; Fred Owens, District Accountant and Dave Marsa, Water/Wastewater Operator. This meeting was conducted via phone conference call due to COVID-19.

- II. The minutes of the August 18, 2021 Regular Meeting were presented for approval. Wayne made a motion to approve the minutes as presented. Derek seconded the motion. Motion passed.
The minutes of the September 9, 2021 Special Budget Meeting were presented for approval. Wayne made a motion to approve the minutes as presented. Derek seconded the motion. Motion passed.

- III. Administration
 - A. Financials
 1. Jane presented the accounts receivable list for August 2021.
 2. Accounts payable were presented for approval. Board action. LDWA continues to be higher than we planned. Wayne motioned to approve the payables. Derek seconded. The motion passed.
 3. Financials – Financial statements ending August 31, 2021 were presented.

 - B. Water & Wastewater Operations
 1. Water and Sewer Operations Report – the ball is still in Terlun HOA’s court as they need to contact engineers to see what connecting to our water line would cost. Board discussed the continued high water loss percentage. Dave is looking for patterns. He said that the transfer meter doesn’t match what the three well meters say they are producing. Dave put out the test samples for lead and copper.
 2. Wastewater Operations Report – Dave needs to get the rest of the SCADA hooked up and get the Board details on 2022 budget capital outlay items for water and wastewater. Wayne contacted Shaw Solar and believes that the district’s risk is minimal if we want to do project and that solar is the right thing to do. As two board members were not present and the board wanted full board buy-in, the item of solar at the WWTP will be put on next month’s agenda.

 - C. Roads and Open Space
 1. Open Space Update – Jane reported on getting estimates for the front entrance wall repair/refresh. According to the contractor, the letters have been painted several times as there is paint covering the bolts making some letters inaccessible. It looks like the hardware is original so if letters are removed to put new stucco behind it, the contractor said that a whole can of worms could be opened. It's at that age that when you refresh it, more problems could surface.

The stone on the lower part of the wall looks good and is timeless but finding a stone cap that matches that older stone is tough. Jane will get someone to concrete in the few loose capstones.

The Board discussed the appearance of jumps on the upper Aspen trail. They decided to wait for now as kids are back in school, but said to put something in newsletter next spring reminding all residents and their kids to not alter the trails (or use district materials).

Derek brought up the condition of some of trails. He agreed to coordinate the work and will work with Jane to coordinate date, tools and volunteers.

2. Road Update – Board said to go ahead and send a letter regarding greenbelt encroachment fines to the Oak Drive resident who is parked on district property and to reach out to resident who has had a dumpster parked on the street for weeks. The Board thought it appropriate to include reference to no dumpsters in the street in our parking prohibition blurb in the newsletter. They discussed a prohibition i.e. due to safety concerns and potential road damage, the district prohibits dumpsters in the street. The Board decided instead to inform residents through the newsletter and enforce as part of parking prohibition as comes up.

IV. Business

1. Discuss Pond Condition, Direction and Options - the Board discussed the nanobubble option further as Jane had more details. She met with the Molear rep at the pond and he confirmed the system would work for our pond and provided more details re: installation and monitoring. For \$1500/year, they provide 24/7 cloud based remote monitoring and alerts if the unit operates out of range and/or has an issue. Molear works with customer to problem solve and walk through any needed maintenance. However, the question still remained: What do we want to do with the pond long term. Derek said that for the size of the pond, dissolving O2 would work but would be expensive. He talked about the option of evolving it into a wetland and perhaps hauling soil in to build a wetland or make into more of a catch basin system that goes away and drains. Carly thought residents would want us to try saving the pond which would mean not filling in the pond or turning into the wetlands. One board member said it may disappear anyway if not willing to put water resources into it. The board considered a survey or inviting residents to a meeting for feedback. More information could be helpful. The Board aims to make a decision at the next board meeting including whether and when to reach out to residents.
2. Review Draft 2022 Budget – the Board reviewed the proposed 2022 Budget. They asked Dave to provide a detail memo of the capital outlay for water and wastewater and sewer budgets along with details on yet to be expended capital outlay items in 2021. The Board approved the reallocation of monthly fees to reflect an increase in general fund monthly fees by \$5 to total \$49 and a decrease in the wastewater monthly fee by \$5 to total \$27. Jane will communicate this to DW1. Jane provided the 2022 General Fund budget which shows a deficit of \$45,000 due to the major road expense of Aspen Drive mill and overlay project of \$150,000 which includes an increase of 20% for potential 2022 pricing in

materials. Fred pointed out that this is the type of situation we have reserves for. Jane told the Board if you consider the savings in the 2021 general fund road, maintenance and snow budgets, the conservative projected deficit over two years (2021-2022) would be less than \$5,000. Per Board direction, Fred will update the 2021 projected line items to reflect savings in those line items. The Board agreed that this 2022 draft budget would be the one considered at the October Budget Hearing meeting on October 20th.

3. Other District Correspondence: water use problem solving request and then appreciation for assistance and apology for usage; email re: *how nice the entrance looks, the work around mailbox is great as well as the changes and maintenance of the landscape. Thanks, we for one voice say THANKS and kuddos for getting it done, we do appreciate it.* Low water pressure, water usage questions – help diagnosing, help with outside shutoff; phone complaint regarding buying new lock for mailbox as the thought the district should pay for it – *do not know what we do with all the money.* Question about any history of radioactive materials from the uranium smelter in Durango being used in foundations of the homes, streets, highway 160, etc, that might affect radon levels in the homes of DW2. Solar installation in residence – checking in about design review process.
 4. Newsletter items – dumpster parking reminder; bears hibernating
- IV. Adjournment – Wayne motioned to adjourn meeting. seconded.

The meeting was adjourned at 7:51 p.m.

Jane Looney, District Manager / Secretary