

DURANGO WEST METROPOLITAN DISTRICT #2  
MINUTES FOR THE REGULAR MEETING  
September 21, 2022

I. Call to Order

President Carly Thomson called the meeting to order at 5:05 p.m. Other Board Members present were Directors Beverly Lawrence, Derek Ryter and Wayne Schrader. Director David Cramer resigned. Also present: Jane Looney, District Manager; Fred Owen, District Accountant and Dave Marsa, Water/Wastewater Operator. One resident attended.

• ADDITIONS TO THE AGENDA

II. Approve Minutes - the minutes of the August 17, 2022 Regular Meeting were presented for approval. Wayne made a motion to approve the minutes as presented. Beverly seconded the motion. Motion passed.

III. Public Comments/Questions – a resident addressed his support of recreation and providing funding in the budget for it – which could include maintenance. His preference would be to drain the pond and put in a playing field.

IV. Administration

A. Financials

1. Jane presented the accounts receivable list for August 2022.
2. Accounts payable were presented for approval. Wayne made a motion to approve the accounts payable. Beverly seconded. Motion was approved.
3. Financials – Financial statements ending August 31, 2022 were presented.

B. Water & Wastewater Operations

1. Water and Sewer Operations Report – vandalism caused the low tank water issue this month. Browns Hill said the repair cost would be under \$500 and would install a fail safe for free would help prevent this from happening again. If the tank level remains the same for 24 hours, the system will notify Dave. Additional precautions: Dave will check tank levels manually once a month and will install a locked gate in the cage to the ladder. Dave meets with RH Borden next week to review the sewer evaluation. Southwest Sewer will be cleaning lines by end of month.
2. Wastewater Operations Report – Dave said he would remove the weeds growing on the lagoon covers. The Hutchinson Easement needed by LPEA for the solar project brings up a boundary adjustment issue. The estimated cost is \$15,000 - \$10,000 for surveyor and \$5000 for Bud. We will include in the 2023 Wastewater Fund budget.
3. Solar Construction Update – Shaw got property survey done for the Hutchinsons and are giving it to them today. Construction will now start after they complete Forest Lakes and should take eight days.

C. Roads and Open Space

1. Road Update – Leeder installed a fix for the entrance drainage and will do patching around the subdivision on September 30. Street sweeping is tentatively

scheduled the week of November 15. We will revisit right of way issues that are coming up more and more in terms of residents re-landscaping and fencing.

2. Open Space Update – we have still not received an official determination on the pond from Army Corps of Engineers. The Board will wait until we get this before proceeding further.

#### V. Business

1. Budget Discussion and Residents' Ideas – the board discussed budget ideas submitted by several residents. One board member expressed interest in the shade structure at the playground, though noted recreation funds are tight.
2. FAMLI Opt Out Option – Board voted to officially opt out of participating in the new state family leave program. Director Beverly Lawrence moved to opt out and Director Wayne Schrader seconded. The motion passed unanimously. Jane will send a letter to the state notifying them of our decision.
3. Entrance Drainage Issues and Assessment Estimate - the board reviewed the assessment from SGM along with an estimate for addressing drainage issues. Beverly suggested first checking with another local engineer; and pay him or her to come out for a few hours and provide an assessment. She will give Jane a recommendation.
4. Review/Adopt Resolution 2022-04 Greenbelt Rules and Regs – the previously discussed changes were incorporated into the latest draft. Beverly made a motion to adopt Resolution 2022-04 with the addition of the word “playground” to the definitions and with edits to Exhibit A. Wayne seconded. Motion carried.
5. Terlun Drive, Electric Meter and LPEA – correspondence from the Terlun resident’s attorney regarding installing an electrical meter vs submeter is in the packet as well as Bud’s email. Jane provided an update with more details she requested from the LPEA engineer. The Board viewed the fact that the engineer “looped in” the resident and her attorney on the response to the district as inappropriate and possible conflict of interest. They will ask LPEA for another engineer to be assigned. Dave wants to know from LPEA if the reason the estimated cost for a meter is so high is because it’s for a 3 phase (commercial) vs. single phase which is all the resident needs, he said. She could purchase a new single-phase pump for \$5000.
6. Other District Correspondence: Evacuation plan and locked gate follow-up email; parking warnings and enforcement of policies; sewer line – tree limbs; no water at residence; low pressure and thanks for communicating; landscaping in ROW
7. Newsletter items – Parking; budget hearing; do not put anything at mail building; help cleaning up gutters and streets – pinecones, needles, muck and dirt; clean own sewer lines – or get inspected soon – many have recently found roots in them which can lead to back up or a sewer break; and provide a Roto Rooter cost estimate.

#### VI. Adjournment – Wayne motioned to adjourn meeting. Derek seconded.

The meeting was adjourned at 7:01 p.m.

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Jane Looney, District Manager / Secretary