

DURANGO WEST METROPOLITAN DISTRICT #2
MINUTES FOR THE REGULAR MEETING
March 17, 2021

I. Call to Order

President Carly Thomson called the meeting to order at 6:02 p.m. Other Board Members present were Directors Beverly Lawrence, Wendell Qualls and Wayne Schrader. Also present: Jane Looney, District Manager and Fred Owen, District Accountant. Director David Cramer could not attend. This meeting was conducted via phone conference call due to COVID-19. Nine residents attended.

II. The minutes of the February 17, 2021 Regular Meeting were presented for approval. Beverly made a motion to approve the minutes as amended. Wendell seconded the motion. Motion passed.

III. Administration

A. Financials

1. Jane presented the accounts receivable list for February 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 February 28, 2021 were presented. Snowplowing has expended one-half of budgeted amount.

B. Water & Wastewater Operations

1. Water and Sewer Operations Report – Dave submitted his report in writing per Board request. He noted that the sewer effluent BOD was high but not in violation. This could be the nitrates and nitrites forming from ammonia as they will create an increase in BOD. This is one of the elements in Total Inorganic Nitrogen (TIN) that is a concern for future discharge limits. On the water report the tank level was down to 9 feet. This is due to the leak in the line from the tank at the end of Spruce which was repaired the end of February. Currently the tank is filling slowly as our well production is down due to drought conditions and low water table. Well 7 is co-owned with Durango West 1 according to Dave. Jane will forward Brooks Well Service estimate to Janet to see if we have their permission to put well 7 back online. If DW1 wants water, they would need to share the cost. The main issue is comparing the estimated well production with the cost of starting and operating the well again.

Canyon Construction has given an estimate of \$8000 to repair the Willow Drive manhole. The work can be complete later next week if the weather holds. Matt Leeder's verbal estimate was \$10,000. Dave would ask that we give Canyon the go ahead as soon as possible. Beverly said she has confidence in Canyon to do the job right. Beverly made a motion to approve the Canyon estimate not to exceed \$8,000. Wayne seconded. The motion passed.

2. Wastewater Operations Report – Dave submitted his report in writing per Board request: He is still working on SCATA, inventory and ARC GIS updates. Jane reported that she and Dave met with SGM’s Catherine Carella to do a final review of the Water and WW assets inventory spreadsheet. She will make a few changes and then be done with this part. They received the road coring report from Trautner so Ron from SGM will revise the roads section in the next week or so. Jane told the Board that Catherine proposed doing a summary of priorities and costs rather than the agreed to “Preliminary Reserve Fund Analysis” (see below). She thought that it would be more useful to us to have a priority summary and said that she could not do a Preliminary Reserve Fund Analysis. Before we proceed with additional charges, the Board will review the spreadsheet which should be completed by the next Board meeting. The Preliminary Reserve Fund Analysis would analyze capital needs and projected timing of needs to inform a minimum level of reserves (*Budget range: \$500 - \$1,000*). Jane will tell Catherine to continue to wait on the next phase and find out if anyone at SGM can do the Reserve Fund Analysis.

C. Roads and Open Space

1. Open Space and Trails – received another request to install a berm on district land from a resident neighbor. She says the trail marker caused the encroachment on her property. The Board said they stand by their previous response that it is her responsibility.
2. Road Update – the road pavement assessment will be completed in next few weeks. Jane will send the Trautner coring report to Leeder and to Beverly. Then the District will come up with a basic roads budget for next 10 years.

IV. Business

1. DW2 Garage Sale – the Board decided to hold the 2021 neighborhood sale. It is scheduled for June 12.
2. Review/Approve Animas Mosquito Control Contract – Jane said the contract is for the same amount as last year. Wayne made a motion to approve the 2021 contract not to exceed \$1200. Beverly seconded. The motion to approve the contract passed.
3. Review Disc Golf Proposal – Beverly made a motion to move this agenda item up to after Financials due to the number of residents wanting to address this issue. Wayne seconded. Motion passed. The Board had already read all the emails submitted. They listened to residents expressing support and opposition to the proposal. The Board did not vote to approve the disc golf course proposal.
4. Terlun HOA Water Tap Inquiry – the Board thought we should informally tell the HOA representative what our understanding is regarding the likelihood that the state would not grant the necessary water permit to connect to the old well 10. We would also inform them of tap fees and that they would be responsible for construction and maintenance of the connection pipes. Jane will send draft email to Beverly and then to the Board.

5. Other District Correspondence: realtors want to know if we allow rentals. Do we allow VRBOs? Respond that there are covenants, enforced neighbor to neighbor and to check with the County Planning Department.
 6. Newsletter items – Board member needed; discussed whether to include a notice regarding water use and supply during the extreme drought. We could include a drought map encouraging people to be water conscious as we have in the past. Jane will check with Dave re: expected water situation for the spring/summer, capacity for pumping during heavy use times and maintaining fire protection levels in the tank.
- IV. Adjournment – Beverly motioned to adjourn meeting. Wayne seconded.
The meeting was adjourned at 7:58 p.m.

Jane Looney, District Manager / Secretary