

Durango West Metro District No. 2

September 2026 Minutes

Regular Meeting of the Board of Directors

Date: September 16, 2026

Time: 5:00 PM

Location: District Mail House

Present: President Carly Thomson, Directors Corey Beaugh, Derek Ryter and Stephen Wells. Director Beverly Lawrence was an excused absence. Also present was Jane Looney, District Manager and Dave Marsa, Water and Wastewater Operator. No residents attended.

AGENDA:

1. Call to Order – Chair Carly Thomson called the meeting to order at 5:00.
2. Approve Minutes of the August 19, 2026 regular meeting and September 11, 2026 Special Budget Meeting – Stephen motioned to approve minutes from August regular meeting as presented. Derek seconded. Motion carried. Derek motioned to approve the minutes of the Special Budget meeting as presented. Corey seconded. Motion carried.
3. Public Comment – there was no public comment.
4. Financials – Receivables, Payables and Financial Statements were presented. Steve motioned to approve the payables. Corey seconded the motion. Motion carried.
5. Water and Wastewater Operations – IGA meeting with DW1 is set for October 5th. The board confirmed that Dave should charge residents individually for shut off water calls and that the district is not responsible for paying for these expenses.
6. Roads and Open Space – update on Aspen Court encroachment - the resident is selling the house and has removed hoop raised garden, shed and partial fencing. The board discussed improvements to basketball court including replacing two backboards, rims and nets and restriping. Corey brought estimates and will install. Carly motioned to approve up to \$3000 to cover all associated expenses. Derek seconded. Motion carried. The district has contacted several residents near the speed bumps on Fir Drive to find out who they belong to and please remove. Our attorney says that the district has absolute authority within the Road ROW and so can remove them. There is some flooding of trail by pond due to blocked culvert. It needs cleaning out or replacing with larger one. Corey suggested another option of continuing the rock trenching and will review the situation.
7. Business
 - Review 2026 Audit Engagement Letter – the board approved the 2026 Audit Engagement letter to be conducted in 2027 with R Farmer, LLC. Carly made a motion to approve. Stephen seconded. Motion carried.
 - Review Draft 2027 Budget, Allocations, Resident Suggestions – the board reviewed the two resident suggestions submitted during the special budget meeting. The district is moving

forward on one suggestion for improvements to the basketball court. DW1 asked if could split the proposed \$8 increase to the WW Fund monthly rate over two years. The board decided to increase the WW fund rate by \$4 in 2027 and will likely increase by another \$4 or more in 2028 to cover the deficit. DW2 will accomplish this increase in 2027 by reallocating \$4 (per person per month) from the General Fund to the WW Fund.

- Review Trail Map – board discussed latest draft and historic/prescriptive easements. It will continue the discussion when receive more information from Bud.
 - Discuss Hitting Wall Mural – Derek disclosed to the board that the person proposing to paint the mural is his daughter, Aubry. The board viewed samples of her artwork. Next step is for her to submit a sketch for it to review.
8. District Correspondence – speed limit – see email chain in packet; resident with raised pool informed district they trucked in the water and did not use district resources to fill it, also are watering with that water and will be taking same route next year
 9. Newsletter Items – bears, clean up street needles
 10. Executive Session – Carly motioned to enter Executive Session for the purpose of discussing personnel matter involving District Manager’s salary, pursuant to 24-6-402(4)(f) C.R.S.. Derek seconded. Motion carried. The board came out of executive session. Derek made a motion of a 6% salary increase in 2027 for the district manager. Stephen seconded the motion. All voted in favor.
 11. Adjourn at 6:52 – Stephen motioned to adjourn. Derek seconded. Motion carried.