

Durango West Metro District No. 2

April 2026 Minutes

Regular Meeting of the Board of Directors

Date: April 15, 2026

Time: 5:01 PM

Location: District Mail House

Present: Carly Thomson, President; Directors Corey Beaugh, Beverly Lawrence, Derek Ryter and Stephen Wells. Also present was Jane Looney, District Manager and Dave Marsa, Water and Wastewater Operator. Five residents attended.

AGENDA:

1. Call to Order – Chair Carly Thomson called the meeting to order at 5:03.
2. Approve Minutes of the February 18, 2026 Meeting – Beverly motioned to approve minutes as presented. Derek seconded. Motion carried.
3. Public Comment – one resident addressed the water pressure/quality issue sharing her latest water filter.
4. Financials – Receivables, Payables and Financial Statements were presented. Received payment from several overdue accounts. Beverly motioned to approve the payables. Stephen seconded the motion. Motion carried.
5. Water and Wastewater Operations – the board and water operator discussed water quality and pressure issues being reported by residents. The district will contact Lake Durango Water Authority with questions and get more information from residents to find out where issues are occurring and if there are commonalities such as filters. Additionally, Dave will look at scheduling flushing hydrants to clear the main line and will look at the cistern which he usually cleans in the summer. The Board is concerned about the delay in submitting the wastewater permit modification due to state backlog and wants SGM to provide an update. The district will contact the owner at 196 Oak Drive regarding hydrant work Dave has to do that likely will harm the nearby tree. Dave will confirm required clearance around hydrants with Durango Fire.
6. Roads and Open Space – the grant funded Durango Fire mitigation started early April. They will burn slash piles in the gully west/left of the road and leave piles on the other side to do a control burn later in the fall. DW2 mitigation projects will begin mid-July this year.
7. Business
 - Approve New Audit Engagement Letter to Replace Auditor on Medical Leave – Jane reached out to two audit firms for proposals. One firm has been used by DW1 for more than eight years and is highly recommended, is familiar with our IGA and is cheaper. Stephen motioned to approve the Engagement Letter from Ron Farmer (RF) Certified Accounting Firm. Beverly seconded. Motion carried.

- Approve 2026 Road Projects – Jane presented the list of road projects with options. Beverly motioned to approve up to \$83,000 for this year's road projects. Stephen seconded. Motion carried. If the concrete washpan replacement work can be done next year, we will instead do the crackfill and patch throughout subdivision which would have been delayed until next year.
 - Review ADU Resolution Memo and Discuss Meeting with County – two board members and the district manager met with the Planning Department director to better understand the planning and building department's codes and process. The board reviewed its attorney's confidential legal memo outlining that district authority over ADUs is limited to water and sewer connections; and recommending revisions to the ADU resolution. The board approved proceeding with the revision.
 - Review Watering Days/Times/Restrictions – the district must be at least as restrictive as LDWA but can be stricter. We can vary from LDWA days and specified hours. The board approved sending out a map (from previous restriction years) that shows which parts of the subdivision can water on what days. No watering on Sundays to allow the tank to replenish.
 - District Correspondence – realtor asked if ILCs required; fire allowed in neighborhood and enforcement; hydrant locations and implore residents to clean up especially vacant lot 1309 Oak Drive (contacted, responded positively); set back/utility easement provisions on building a shed (and roof overhang); 18 Oak Drive hole – sump pump or well; days/hours irrigation; concrete by pond up for grabs; streetlight too bright (asked LPEA to put up shade).
8. Newsletter Items – Durango Fire and Rescue mitigation blurb; new water restrictions days and times; street sweeping and road project schedule; request that residents should send complaints/issues directly to district manager instead of posting to social media which is not associated with the district as this would better allow the district to figure out the issue and/or include information in the board packet so board members can better consider the issue, promote conserving water in all ways and water saving tips
9. Adjourn at 7:02 – Beverly motioned to adjourn. Derek seconded. Motion carried.