

Durango West Metro District No. 2

September 2025 Minutes

Regular Meeting of the Board of Directors

Date: September 17, 2025

Time: 5:00 PM

Location: District Mail House

Present: Carly Thomson, President; Beverly Lawrence, Vice-President; Directors Corey Beough and Derek Ryter. Also present was Jane Looney, District Manager. Director Stephen Wells had an excused absence. Four residents attended.

AGENDA:

1. Call to Order – Chair Carly Thomson called the meeting to order at 5:02
2. Approve Minutes of the August 20, 2025 Meeting and September 16th Special Budget Meeting – Derek motioned to approve minutes of the August 20, 2025 regular board meeting as presented. Beverly seconded. Motion carried. Beverly motioned to approve minutes of the September 16, 2025 special budget board meeting as presented. Derek seconded. Motion carried.
3. Public Comment – several residents asked about sewer service lines due to sewer backup issue on upper Aspen Drive. A resident asked whether district would do another chipping day for all the piles in the neighborhood and asked about street sweeping. A resident voiced deep concern about tiny homes and proliferation of ADUs, saying that the district needs boundaries.
4. Financials – Receivables, Payables and Financial Statements were presented. Beverly motioned to approve the payables. Derek seconded the motion. Motion carried. Jane emailed and mailed Lien Notice Warning to account #802060.
5. Water and Wastewater Operations – the engineer from Barr Engineering went on Friday, September 12th – purposely on the heaviest rainfall day – to conduct the dry creek study.
 - WW estimate for Blowers – Beverly motioned to approve \$135,000 to purchase three blowers package for the WW plant, contingent upon hearing from Dave regarding his estimates. Derek seconded. Motion carried. These plant improvements are required by the new DSV.
6. Roads and Open Space – many residents have asked for update on pond. Jane responded and will include an update in the newsletter. She checked in with Branson about the cost of the three-foot 25MPH and Yield stencils: \$750. The smaller 18 inch stencils they have are used in other subdivisions. The size is a matter of preference. The district will continue with the same size for speed and yield signage with another company. The road painting will be done next spring as his schedule was full this year.
7. Business
 - Review 2025 Audit Proposal – Theresa DiPonio presented her proposal. Beverly motioned to approve the proposal for DiPonio to conduct the district’s audit for three years. Corey

seconded. Motion approved. It was noted that based on standards for annual audits for non-profits, the district should consider looking at getting a new auditor every five years.

- Review 2026 Budget Ideas and Draft Budget – two residents submitted ideas. One was to fund slash pick up in spring and fall to help with mitigation. The second one suggested holding out \$10 per month per resident for a future fund to purchase additional open space. Jane will contact the residents with the board's responses.
 - Review/Adopt Resolution 2025-05 – The board reviewed Resolution 2025-05 which clarifies the district's ADU policy in relation to Tiny Homes/Tiny Homes on Wheels and RVs. After input from a resident involved that including promise of an imminent lawsuit, the board decided to table the Resolution while the district consults further with the district's attorney as well as seeks a second legal opinion.
 - Review Tiny Home Correspondence – this item was tabled.
 - District Correspondence – toilet out on street (items for free); disconnect water service; errant drives and wash pan by 920 Oak Drive; ADU skirt; contact addressing water lines; remove late fee; pond questions (4); new fencing requirements; what is district's responsibility for sewer lines and many more questions.
 - Newsletter Items – ADU/Tiny Home update; Pond update with timeline from DHM; bears are back; needle clean up
8. Adjourn at 6:45 – Beverly motioned to adjourn. Derek seconded. Motion carried.