

Durango West Metro District No. 2

October 2025 Minutes

Regular Meeting of the Board of Directors

Date: October 15, 2025

Time: 5:00 PM

Location: District Mail House

Present: Carly Thomson, President; Directors Derek Ryter, Stephen Wells and Corey Beough. Also present was Jane Looney, District Manager and Dave Marsa, Water/Wastewater Operator. Director Beverly Lawrence had an excused absence. Two residents attended.

AGENDA:

1. Call to Order – Chair Carly Thomson called the meeting to order at 5:00
2. Approve Minutes of the September 17, 2025 Meeting – Derek motioned to approve minutes of the September 17, 2025 board meeting as presented. Carly seconded. Motion carried.
3. Public Comment – two residents introduced themselves.
4. Financials – Receivables, Payables and Financial Statements were presented. Stephen motioned to approve the payables. Derek seconded the motion. Motion carried.
5. Water and Wastewater Operations – the State issued a violation letter regarding failure to file report on how the district will handle exceeding TTHM limits. Dave said we need to put public notice in next water quality report in May. The TTHM is a rolling average sample which the district does quarterly. Correcting the issue likely means putting a mixer in the tank that doesn't have one and increasing ventilation. Brandyn is putting together a quote. The recent taste issues are due to Lake Durango turning over early and should be resolved by now.
Dave said that the water reported running down the street near 687 Oak Driv could be groundwater or a minor leak in a service line. The district spent over \$6,000 last February conducting an exploratory hole in the driveway and found nothing. Dave will have a leak detection company look at the line when it is in the area.
Dave, Beverly and Jane met with DW1 for the IGA meeting to review DSV improvements and 2026 budget. Dave will perform a sludge assessment in early November.
6. Roads and Open Space – the five inches of rain received in last two storms raised the pond level to a little over a foot. Jane will work with pond subcommittee to review the draft options. The district received complaints regarding multiple jumps being constructed on Interior Greenbelt along trail and between trail and resident's home. Jane spoke with three youth who said they had built the larger jumps and were friends with those who built them on the trail. She told them to put them back and ones by trail have been removed. The district will put out further education about greenbelt policy.

7. Business

- 2026 Budget Hearing – there were no comments from residents on draft budget as presented.
- LPEA Upgrade Easement Request – the board discussed the issues involved and decided that LPEA should stay within the existing easement.
- Discuss Tank Line Project – Dave updated the board on costs associated with replacing the water main line leading up to the tanks. Stephen motioned to purchase parts this year up to \$85,000. Derek seconded. Dave is getting final bids from two contractors for parts and labor. The labor will be included in the 2026 budget along with road repairs that Dave thinks may be necessary on the 5L Ranch’s road easement.
- ADU Update – after consulting another special district attorney, we are in a holding pattern. The board is asking Bud to consult with that attorney in redrafting the resolution.
- Sewer Backup Communication – the board reviewed the Cover Your Flush flyer from Colorado Special District Property and Liability Pool as an educational piece for residents.
- District Correspondence – parking on the street and the resident responded well to the inquiry; thought pipeline resolved water shortage issues – concerned about home landscaping dead and brown this summer bringing down value; thank you so much. I love my HOA! Keep up the good work; suggestions on who can contact for land line, TV, and Internet service since Ting is no longer available; request to deal with people constructing bike jumps in greenbelt area and the people putting basketball loops in the cul de sacs; water leaking from the yard of 587 Oak looks like some kind of line break and it doesn’t appear there is anyone currently living there; Follow-ups to high water usage updating all three toilets for efficiency but still have low water pressure. Plumbers believe the water meter and possibly incoming line may have collected sediment resulting from “the flooding” (ie big rains) and requested Water Operator look at it.
- Newsletter Items – street cleaning scheduled; greenbelt policy

8. Adjourn at 6:35 – Corey motioned to adjourn. Stephen seconded. Motion carried.