

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

- I. Call to Order  
Treasurer Wayne Schrader called the meeting to order at 6:01 p.m. Other Board Members present were Directors Derek Ryter and Beverly Lawrence. David Cramer and Carly Thomson had an excused absence. Also present: Jane Looney, District Manager; Fred Owens, District Accountant and Dave Marsa, Water/Wastewater Operator. This meeting was conducted via phone conference call due to COVID-19. No residents attended. John Shaw from Shaw Solar attended.
  
- II. The minutes of the October 20, 2021 Regular Meeting were presented for approval. Beverly made a motion to approve the minutes as presented. Derek seconded the motion. Motion passed.
  
- III. Administration
  - A. Financials
    1. Jane presented the accounts receivable list for October 2021. Three out of the four accounts that were overdue by three months have paid after emails from Jane. She will follow-up with a phone call on the last one.
    2. Accounts payable were presented for approval. Beverly made a motion to approve the payables as presented. Derek seconded. Motion approved.
    3. Financials – Financial statements ending October 31, 2021 were presented.
    4. Adopt 2022 Budget – Beverly made a motion to adopt Budget Resolutions 2021-02 and Resolution 2021-03 as presented. Wayne seconded. The 2022 Budget was adopted.
  
  - B. Water & Wastewater Operations
    1. Water Operations Report – the board discussed the current and future water well drilling by Terlun Drive residents in the gulch. As Derek is a groundwater expert, he told Dave to let him know what he can help with. How can we know that they aren't using it as a commercial well. Dave said it is in the well drilling permit under Water Resources. A domestic well is limited to a certain volume over a year. Derek said even a small well could have an impact if there's not much water. Charles with Browns Hill Engineering will tie in next week from the SCATA panel at Lake Durango to our wells and meters.
  
    2. Wastewater Operations Report – a check valve for one of the blowers went out which impacted the ammonia level. However, the average for the month was still good. Dave will change the check valve in December. On the O&M checklist is the sludge profile which Dave will schedule in the spring. He is pumping grit chambers out Friday. To prevent the check valve issue from happening again, Dave said we would need an upgrade to our SCATA. DO monitoring would cost \$20,000 (\$5,000 per pond) plus a few hours of Charles' time.

3. Sewer Update – Dave is getting addresses of the residents who have roots in their sewer line and will contact them. Everything else on the sewer report looked good and he said it's great to have the video inspections and reports on Arc GIS.

#### C. Roads and Open Space

1. Open Space Update – Dave completed a pond survey. It is 2-3 feet deep. Jane suggested putting in another water marker in the pond to see how much further it goes down next year. Dave said the pond was larger than he thought but also shallower than thought. The muck is less than a foot deep pretty much everywhere and he ran into a solid clay layer on the bottom. The staff gauge is at 5 feet on the shoreline. Dave estimated there is currently 450,000 gallons in the pond. If it were 10 feet deep, it would be at 3.25 million gallons. High water level would be max 10 feet deep and 139 x150 feet wide/length. With the current water level, we would run the 4" trash pump a few days if wanted to pump out all the water. The pump runs at 15,000 gallons an hour. He said he didn't see the pond filling up anytime soon. He was surprised at how many people go around the pond.

The board continued their discussion on what to do with the pond. They expressed interest in having less maintenance overall and have the area be less "funky". Derek shared that he found maps from previous years on google maps. Jane met with Josh of True Blue Landscaping and discussed several options. One option was to create a retention pond and landscape the rest of the existing pond area. He has examples in a development by the Hillcrest golf course which board members can visit. Beverly said that there are some retaining ponds at Edgemont Highlands and we can do something that's pretty but also workable for today's climate.

2. Road Update – the yield signpost at the Michael Way and Oak Drive intersection was cracked and fell over. A resident thought it should be placed on the other side of the street or perhaps two put up. Jane told him that it was going up in the original location due to the fact that Michael Way enters into a main road; but would bring his concern/suggestion to the Board. The Board agreed with Jane and said that as it is weird intersection, they didn't think there is ever a completely logical place to put it.

#### IV. Business

1. WWTP Solar Project – John Shaw from Shaw Solar attended to provide the Board with further information and answer questions. The Board discussed LPEA, Crossover, Tri State, renewables and electricity rates over the next 1-5 years being harder and harder to predict due to so many possible changes. Shaw's 2.5% annual increase is based on electricity increase of use and inflation. They feel that rate is conservative. He said they would be willing to put in a clause that if at year 10 their projected inflation rate is way off (price of power goes way down and DW2 is conversely overpaying) could set a rate that would recalibrate this deal so that we are still paying less than would to LPEA. He will send the Board language on this. If the price of power goes down significantly –

Shaw solar would have to match it. The agreement's monthly payments are based on what we would be paying LPEA. Every three years, he said we do a "true up". If it's off, they reimburse us. Shaw buys, installs and maintains the solar system. Shaw bills monthly because that's what people are used to and it's a way for DW2 to not have to come up with \$400,000 to finance it along with the insurance and monitoring costs. In year 25, the solar is producing 85% of what it produces in year 1. At year 25, it becomes our solar system. We will try to get back to him early January after connecting with DW1.

2. Review/Approve 2022 Road Projects: Beverly made a motion to approve the 2022 road project proposal for Aspen Drive/Fir to Oak Drive in the amount of \$139,908. Derek seconded. The motion passed. Jane will send Leeder the signed proposal acceptance and get on their spring 2022 schedule.
  3. Other District Correspondence: separate garage and driveway; request whether granny unit on top detached garage was o.k. – Jane sent the ADU resolution and will doublecheck with Bud. Derek said a resident told him that someone was shooting air power arrows across the draw toward his house. The board discussed if any open space provisions exist for this, removing the target, issuing cease and desist; and decided to wait and consult with Bud.
  4. Newsletter items – the Board said to not do a December newsletter.
- IV. Adjournment – Beverly motioned to adjourn meeting. Derek seconded.

The meeting was adjourned at 8:13 p.m.

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Jane Looney, District Manager / Secretary