



Meeting Date: September 25, 2021 at 2:30 PM at Durango Public Library and via zoom

In attendance: Paul DeJulio (Pres), John Bernazzani (Vice Pres), Terra Bumpers (Treas), Jim Scholan (Sec) Mark Fuson (Water Operator) in person and Gale Waller (Administrator & Bookkeeper) via Zoom.

Ten residents attended the meeting in person at the library with four others attending via Zoom

This is the required annual public meeting. It should be noted that all meetings are open to any residents.

The meeting was called to order by President Paul DeJulio.

Pres. DeJulio announced that this would be his last meeting as he is moving out of the neighborhood. **There is an immediate need for a new volunteer board President.**

Paul discussed the water system project and the issues involved with that lengthy and time-consuming process. The project is now complete, both storage tanks are online and functioning. There should be a great reduction in water production requirements and associated cost with the elimination of excessive leakage. There will need to be a years' worth of data to get final figure on savings as well as a normal runoff year from Mud Creek.

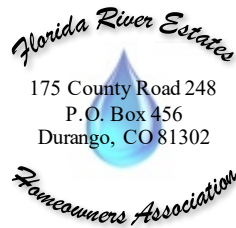
It was restated that the water board is not an HOA and does not have the authority to act on issues like barking dogs, private property maintenance issues, rental of residences, etc. Those issues should be referred to LaPlata County. It was also discussed that the covenants allow for an architectural review committee, but in lieu of one the board acts on behalf. Those covenants are available on [www.frehoa.com](http://www.frehoa.com).

Gayle Waller (FRE HOA Administrator) reviewed the FRE financials, accounts receivables, and major expenses. The board decided to carry a bank balance of approximately two months loan payments in the TCF account. The final loan interest rate is 1.75% vs. the original estimate of 2%-2.25%, this is a significant savings. We were also able to secure a USDA grant of \$1.32M, which significantly reduced the originally forecasted \$85 loan payment down to \$55. The financials are posted online on the FRE website. There was one question from an attending member about depreciation of an item in the financials. The items were capitalized in the following fiscal year books. We discussed the opportunity to reduce the loan payment further, since the debt service is about \$37, but because FRE had to pay for many project expenses out of pocket and has other upcoming post-project related costs as well as not knowing the cost-savings of the new system yet, that will be evaluated next year.

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Mark Fusion (Plant Manager and Water Operator) discussed the new water system and current water production figures. The new and old tanks are now both online and functioning as planned. Electric meter reading and plant monitoring hardware and software will be installed to allow for actual meter readings to be taken all winter regardless of snow coverage in addition to immediate, remote notification and control capabilities. There will be an order for supplies. It is too early to determine cost saving of water production with the new system. It will probably take a year of production data and cost to come up with a bottom-line figure. The new tank can be expanded vertically in the future to increase capacity by 50% for when the old tank becomes unserviceable.

The board and members present discussed the following:

- 1) The ponds aquatic weed issue. It is noted by several members that weed growth in the lower pond has expanded rapidly this year. The cause for this growth is not known, it could be higher water temperature, increased nutrients, lack for spring flushing from low snow year, or any combination of above. Board members have reached out to Colo Parks and Rec, Ft Lewis College and CSU extension for their input with no conclusions yet. There are some possible chemical weed control options, but the Board would have to be very careful because there are downstream users that use our out flow for their drinking water. The board recognizes the importance of the ponds and open / recreation space as an asset to the community and contributor to our property values. It was stated by one attending resident that in the past (30 plus years maybe) the pond was drained and “cleaned “of sediment relatively unsuccessfully. It was noted that the beach area is being encroached by weed growth. The board will continue to work on this issue and hopefully come up with a solution. Any resident input is greatly appreciated.
- 2) The issue of non-residents using the ponds and especially fishing in the pond and taking “coolers” of fish was discussed. It is up to the residents to monitor recreation space usage and report and non-residents to the LaPlata SO. **Please ask people to leave and take a picture of their vehicle and license plates so there is evidence of repeat offenses.** The board will also obtain increased signage stating this is private property.
- 3) The issue that there appear to be many more bass and other fish in the pond vs. trout was brought forward. It was suggested that next year we change the fishing regs to catch and release only for trout. Draining and raking the pond was discussed as a possible solution for both the weeds and the fish.
- 4) The issue of rentals came up, both short- term and long-term rentals. Again, the Board does not enforce any rental activity. Rentals are governed by County rules.
- 5) The issue of multiple trash pickup companies servicing the neighborhood was brought up. The impact of having multiple large trash trucks operating on multiple days in the neighborhood. It was suggested the board contact the vendors and see if we could

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- consolidate to one vendor. It was suggested that if we got 80% buy in to one vendor, we may get a reduced per household rate. It was suggested the board issue a survey with the monthly invoice to get input. The board will contact the 3 trash vendors as well.
- 6) The Board received a letter from a concerned resident asking about a variety of areas of concern and wanting the water board to act as a more formal HOA. Some the concerns are as follow: 1) Pick-up construction cones and add a chain to the tank area, which has already been completed, and also pick up power lines near the booster station area, which were determined to internet cables 2) Wanting the top of the new tank paint to match the tank, which is not feasible by design 3) Increase the recreation fee and make it mandatory for all users to improve pond area 4) Clean up the mailbox area for Durango Hills and others living further up the mountain, but we do not have control over this 5) Disallow “billboard” or political signs 6) Restrict people form renting parts of their home or ADUs in the subdivision 7) Have people clean up yards that have excess storage sheds. Any resident is free to help tidy up common space areas. Only the recorded documents pertaining to the neighborhood are in effect, unrecorded documents have no effect. An increase to the recreation fee can be investigated, but it would have to be approved by a vote of the residents but may be necessary for a wider scale weed solution. If there are sheds outside of the number allowed by our covenants, those issues can be taken up with the county.
  - 7) An attending party asked who made decisions regarding placement of the shipping container (for storage), new gravel for the beach parking area etc. The board makes those decisions with what we believe is the best interest of the community. Any resident is invited to attend the monthly meeting and assist the board in decision making.
  - 8) The Porta Potty will be removed from the pond area at the end of Sept or maybe a little latter depending on weather.
  - 9) There has been absolutely no communication loop with Ting. We tried to contact them several times locally and forwarded all past documentation to their corporate office without any responses. **We advised neighbors to go to the ting website and request service via: <https://internet.ting.com/foryourtown>**
  - 10) The search is on for a new Board President. It would be nice to have several volunteers. Tim Papi via Zoom agreed to be a Member at Large.

Meeting adjourned 4:25PM

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