

**Edgemont Ranch Metropolitan District  
Meeting of the Board of Directors  
Minutes**

The Regular meeting of the Board of Directors of the Edgemont Ranch Metropolitan District was called to order on Thursday, June 19, 2025 at 4:00 PM at 5972 CR 234, Durango, Colorado.

Directors in attendance were: Steve Martin, Larry Mongelli, Marlena deCarion and Rich Butler. Steve Iwanicki joined the meeting via speaker phone. Staff members in attendance were: Robert Ludwig, Gilbert Martinez, James White, Kurtis Martinez, Marilyn Heide, and Annette Hutchins. Residents in attendance were Tom Norton, Gary Girolimon, and Linda Riggle.

Mr. Mongelli moved to approve the April 10, 2025 ERMD Regular Board Meeting Minutes, seconded by Mr. Steve Martin, and was unanimously carried.

Marilyn stated that 2024 ERMD audit report was not complete yet. The auditors, MBE, have asked for an extension to complete their work for the Metro District and will submit a request for extension to the state auditor. Mr. Butler commented that it was hard to find a local auditing company willing to audit a municipal our size. The Zink group that we used last year was bought by MBE, a national auditing company.

Mr. Iwanicki, Mr. Butler stated they were exploring Metro's tiered rates. Staff member, Mr. Ludwig explained that he compared our tiered rates to other nearby metro districts rates and found that ours were among the lowest. He also stated Edgemont Metro should have a fairer rate structure and there should be a review of our usage rates. He will put together a list of the other Metro District's and find the medium rate amounts so ours would better match others. Mr. Iwanicki reported that the American Water Works Association publication entitled *Water Conservation-Oriented Rates* describes a variety of water usage rate structures in use in various water districts. These structures include tiered rates, which are in place at ERMD, along with rates tied to summer usage, average resident income and various other considerations. He also stated that drought policy can have a counter-intuitive effect insofar as some users adopt a "use it while we have it" mentality, but our goals are good stewardship of the resource and persistent conservation behavior. He then stated that in his view the ERMD tiered structure is robust, and it is the rates within the structure that are under review. Mr. Martin stated that he thought attention to the rates and possible rate increases would encourage people to conserve water. At the next meeting in August, staff would present new proposed rate structures for board consideration. The residents would be shown the results of the research and the reasoning behind a tiered rate increase. At the conclusion the board would make any changes and implement them at the start of 2026.

Mr. Ludwig stated that the parts for the new raw water pump would come in July and be installed at the water plant. He explained that at the current rate of water usage the District has about 70 days of water at current flow. August would be a critical time to make determination about conserving water. September could be a tight time as well considering how much rain we receive.

Mr. Kurtis Martinez gave a wastewater plant report. He noted he had changed direction for the walls of the wastewater plant from painting a mural to painting a basic solid color covering. He has gotten a bid to apply a painter concrete to the south and west side of the walls. The colors would be solid with a trim accent. He is also getting bids for a carport for our trailer that sits underneath the fan press auger.

Mr. Ludwig stated that he and Ms. deCarion have been meeting with the 3 subdivisions HOAs and are planning a Metro ice cream social on July 17<sup>th</sup> at 1 PM. After discussion, the date was changed to Friday, July 18<sup>th</sup> due to more people being able to attend on a Friday. Mr. Ludwig commented that this is a proactive creative way for community openness. The purpose would be for the residents to tour the plants, see the equipment used and to learn all that Metro does for the subdivisions and also have a dessert. Mr. Mongelli moved to approve having the ice cream social July 18<sup>th</sup> at the Metro District, seconded by Mr. Butler.

Mr. Norton commented on the reserve study. The last heavy truck road phase – the Metro is waiting for all the heavy equipment to be used for building new homes before refurbishing the roads in the subdivisions. Mr. Ludwig stated that the crack sealant work was complete for this year. And then he commented that after looking over the Metro's crack sealant equipment he determined it was not repairable and Metro would need to purchase another one.

The fish stocking was brought up but this is a property homeowners' issue.

Lastly, Mr. Mongelli moved to adjourn the meeting, seconded by Ms. deCarion at 4:40 PM.

Respectfully submitted,

Annette Hutchins,

Administrative Assistant