

**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, February 16, 2023 at 4:00 PM at 5972 CR 234, Durango, Colorado.

All Directors were in attendance: Steve Martin, Larry Mongelli, Richard Butler and Andrew Rapiejko. Al Winzerling was excused. Staff members in attendance were: Robert Ludwig, Dave Johnston, Sean Young, Kevin White, Marilyn Heide, Mary Zoesch, and Annette Hutchins.

Mr. Mongelli moved to approve the December 8, 2022 ERMD Regular Board Meeting Minutes, seconded by Mr. Butler, and was unanimously carried.

Marilyn reviewed the Metro District's 4th Quarter Financial Report 2022. She covered the ERMD Consolidated Balance Sheet, December 31, 2022, the ERMD Consolidated Statement of Cash Flows, December 31, 2022 YTD, and the ERMD Analysis of Reserve Activity, December 31, 2022 YTD. (See attachment)

Mr. Butler moved to approve the Resolution #2023-2-16.1 in appropriating additional sums of money to defray expenses in excess amounts budgeted for the Edgemont Ranch Metro District. The amounts payable for final payments for construction of the new Waste Water Plant were miscalculated. The sewer fund has deferred revenue of \$20,000 for the purpose of building a Waste Water plant, seconded by Mr. Mongelli and was unanimously approved. (See attachment)

Mr. Martinez gave a waste water plant report via texting. He and Mr. Johnston are continuing their training in the new plant. They are currently dealing with a frozen fan. This is the hardest time of the year to get a good nitrogen level, but the level is good now in the new waste water plant. Metro received the certified bond today for the waste water plant. They have a one year warranty. There was a survey done for the foundation. There are settling survey points on all buildings and structures that will be checked every year for settling.

Mr. Ludwig gave a water plant report. Mr. Young will help with the plumbing and electrical tasks for the new filters. They have installed the third pump at the lower tank. The mag meter was installed as well as the electrical for the third pump. The new filters will hopefully be installed at the end of the month.

Mr. Martin brought up a few board concerns. He described a concern of a Farmhouse unit owner, Mr. Palmai, who wanted to understand the billing structure and rates comparing his small Farmhouse unit to the large homes having the same base water/sewer/snow removal rates. Mr. Martin explained briefly this question had been covered several times in the past and he gave the same explanation. The rates don't have anything to do with the size of the dwelling – but that each dwelling equally has the same Metro service. Mr. Martin said he would be glad to talk with Mr. Palmai for further explanation.

Mr. Martin also brought up Ms. Esser's desire to have a reduced Metro rate. In 1996 she had an agreement with the Metro to be charged 1 ½ times the rate because she lived outside of the Ranch District. Mr. Martin said if they changed it for her they should change it for Mr. Shaner who also lives outside of the Ranch District. They did not have a final answer concerning this issue – except to leave the original agreement in place.

Mr. Martin commented on the Metro office's parking lot and would like to look into improvements for it as well and making it and the sidewalk ADA compliant (concrete pad). The quote in 2016 for

such an improvement was 180K. This concern overlapped with the Phoenix's problem in picking up the District's trash due to the "tough turn" into the office parking lot.

Mr. Martin commented on the snow removal efforts the staff was dealing with this past winter. There were a few difficult people the staff had to deal with but most residents were grateful for their hard work.

Mr. Martin lastly welcomed the Metro's newest employees, Kevin White and Sean Young, to the District.

Mr. Martin moved to adjourn the meeting, seconded by Mr. Rapiejko, at 4:30 PM.

Respectfully submitted,

Annette Hutchins,

Administrative Assistant