

**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 16, 2022 at 4:01 PM at 5972 CR 234, Durango, Colorado.

Directors in attendance were: Al Winzerling, Richard Butler and Andrew Rapiejko. Steve Martin and Larry Mongelli were excused. Metro staff members in attendance were: Robert Ludwig, Mike Lancianese, Mary Zoesch and Annette Hutchins. Also Tom O'Neill, David Stiller, and Tom Norton were in attendance.

Mr. Winzerling moved to approve the Regular Metro Board meeting minutes from April 21, 2022, seconded by Mr. Winzerling, and was carried unanimously.

Mr. Butler reviewed Metro's lease agreement with Vero Broadband, LLC (aka Brainstorm). Mr. Martin has negotiated the continuation of the same lease. The check payment was confirmed coming from Vero in the mail. Mr. Rapiejko moved to accept the lease as negotiated, seconded by Mr. Winzerling and was unanimously approved.

Mr. Ludwig and Mr. Winzerling reported meeting with the water attorney. They discussed La Plata County water supply requirements for the remaining units within ERMD, and an evaluation of maximum water supply available from water rights & facilities. The goal is to upsize from the current 30 acre foot to 70 acre foot from Spring Valley to Edgemont Reservoir to supply the water plant. There was only one entity – the city of Durango – who opposed the issuance of the water right. They prepared a letter to the county describing Metro as having an adequate water supply to meet the buildout demand. Mr. Butler stated that the District has plenty of water, though we may be looking at a draught upon draught situation and the water rights are in place to determine a solution. Mr. Ludwig defined "conditional state" as having a plan to use the water– though not available right now, and "absolute state" as everything is in place now. When the paper work is out – Metro will have the rights in place. Goff Engineer is looking at future water availability – a preliminary plan to expand the land. Mr. Butler said Metro plans on building another water tank first – it will be a bond issue. The next water court hearing is July 8<sup>th</sup> – Metro is hopeful that there will be a storage decree by the state of Colorado for our storage water on that date.

Mr. Ludwig gave an update on the wastewater treatment plant. He related that Integrated Water System was testing the test station and firing up all the basin. It runs on aeration and moves the sludge and will be treating the plant by the end of the month. The health department is happy about this process. We are on schedule with the new technology. The state has a permit writer for this new plant. With this new technology Metro will be releasing even cleaner water into the river. The financing will be fully funded before the end of the month. There have been issues getting stainless steel for the facility. Elevated Water Systems has carried the bid in spite of issues in the supply chain. There will be an open house of the new facility sometime in August.

Mr. Lancianese noted the new construction starts were strong. He also related there has been a shortage of water meters with a 4 month delay receiving MXUs. The Metro has installed approximately 650 water meters throughout the sub-divisions. Highlands Timbers are completing the roads and their infrastructure has been passed.

Mr. Butler explained there were plans to build a Meadows Market with an upstairs apartment in the Meadows sub-division. Metro will be serving the market and the nearby picnic area.

Mr. Winzerling asked about the drainage issue. Mr. Ludwig will be contacting the asphalt company and getting road repairs done.

There have been dumpsters on the road that have been in the way. Staff got in touch with the Highlands Architectural group to have them deal with this issue. This committee is run by people who live in the Highlands.

Lastly, Mr. Norton and Mr. O'Neil thanked the board for having an open meeting. They noted there were areas in the roads needing crack sealant. Staff will make time to take care of this.

A motion was made and approved to adjourn the meeting at 4:35 PM.

Respectfully submitted,

Annette Hutchins,  
Administrative Assistant