

**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 20, 2024 at 4:00 PM at 5972 CR 234, Durango, Colorado.

Directors in attendance were: Steve Martin, Larry Mongelli, Richard Butler, and Marlena deCarion. Al Winzerling was not able to attend the meeting. Staff members in attendance were: Robert Ludwig, Gilbert Martinez, James White, Kevin White, Kurtis Martinez, Marilyn Heide, Annette Hutchins and new employee, James Hobby. Residents in attendance were Linda Riggle, Tom Norton, and Steve Iwaniki.

Mr. Mongelli moved to approve the April 18, 2024 ERMD Regular Board Meeting Minutes, seconded by Ms. deCarion and was unanimously carried.

Marilyn explained that Metro had a 2023 audit done. Mr. Butler summarized that the Metro District received a clean audit report. The Metro's net position continues to grow. The audit needed to be approved by June 30th. Mr. Mongelli moved to approve the 2023 Metro's audit, seconded by Mr. Butler and was unanimously approved.

Mr. Ludwig gave an update on the progress of the water line and road repairs for sections of Iron King and Victorian Village. There was an informational meeting that was held recently to give the Ranch residents a chance to inquire of the engineers and learn more about the repairs done by Canyon Construction. They planned to start next week, but were running 2 – 3 weeks behind. The staging area is in a place where no one lives on Hidden Treasure. The gas lines are getting tagged in preparation for the project. Mr. Martin recommended that staff members check on Canyon Construction's progress to make sure they are keeping up.

Mr. Ludwig also stated that Metro's two water storage tanks were being cleaned by professional divers. They vacuumed sediment from the bottom of each tank. The last time it had been done was 4 years ago. Having it done every three years would be ideal. A mixer was replaced at the upper tank. Staff discovered that there were very few options for tank cleaning companies to choose from, but would make plans now for cleaning to be done in three years.

Mr. Kurtis Martinez gave a waste water plant report. There had not been any state violations since the waste water plant had been completed. The equipment is running well. He described a cover for equipment that was 85% done. It should be completed in 2 or 3 weeks. They are installing a waterline to a screen.

Mr. Martin introduced James Hobby, Metro's new employee.

Mr. Martin asked about getting quotes for a new parking lot. Mr. Ludwig explained the costs for a paved parking lot had greatly increased. He also asked about getting the handicap cement sidewalk done for the Metro office. Again Mr. Ludwig said it was hard to get cement work done for the office due to cement companies not responding with a quote to put in a small cement sidewalk.

Ms. deCarion asked about the progress on Metro's reserve analysis. Mr. Ludwig explained that Association Reserves – Colorado, LLC, firm was evaluating all the electrical hardware inventory to determine the software & checkup for the next 3 years. Mr. Butler explained they will have a full

appraisal to find out real replacement costs. He would like to find a company that would estimate the cost of the pond lining. Mr. Butler explained that the Reserve Study would help the District determine if our reserves were sufficient to cover asset replacement. Inflation has increased replacement costs significantly, the example of the new water line costs being more than 50% higher than estimated is a concern. The study will help the district determine if our fee structure is adequate, especially given the very high cost of asphalt and the condition of our roads.

Mr. Norton commented that he sees people on the river trail that he believed didn't live in Edgemont sub-division. He recommended posting a sign stating access to the river trail was only for current Edgemont residents. Mr. Ludwig will look into putting up a sign that stated this rule.

Mr. Norton also wondered if Metro was going to do something about the condition of the road by the Highlands pine cone entrance. Mr. Kurtis Martinez explained that there was a budget of 60K every year that went to the roads upkeep. Mr. Butler said a bond issue needed to be voted on by the residents because of the high cost before a complete road refurbishment could take place. Currently Metro was waiting to have some crack sealant done

Ms. Riggle thanked staff for all their effort to get the water line replacement done in Victorian Village.

Mr. Mongelli explained the progress of the Highlands's multi-unit, lot 121. Developer, Asher, is looking for a Metro waterline and sewer line commitment The County is requiring an acceleration lane to be added by lot 121.

Mr. Martin said his efforts to have a road crossing installed at the Highland and Meadows intersection had been to no avail.

Ms. deCarion inquired about the progress of the solar arrays installation. Mr. Butler explained that there had been installations done on Metro office and the garage by Shaw Solar. There will continue to be installations in various places near the office and the waste water plant.

Lastly, Mr. Kurtis Martinez explained they were taking out trees that were root bound at the reservoir and moving them to the waste water plant.

Mr. Mongelli moved to adjourn the meeting, seconded by Ms. deCarion at 4:32 PM.

Respectfully submitted,

Annette Hutchins,

Administrative Assistant