

PURGATORY METROPOLITAN DISTRICT
MINUTES OF BOARD OF DIRECTORS MEETING

A joint regular meeting of the Purgatory Metropolitan District and the Purgatory Metropolitan La Plata-San Juan Sub-District was held Wednesday, July 12, 2023 at the Purgatory Metropolitan District Community Center. Directors John Ogier, DeeDee Carlson, Sharon Henschen, Susan Voorhees and Mark Gebhardt were in attendance. Also in attendance Eric Hassel and Frankie White and David Smith. Also attending via Zoom Gary Derck and Rick Johnson.

Minutes

Minutes dated May 17, 2023, and June 21, 2023 were reviewed and approved. Motion to approve the May 17, 2023 minutes Mark Gebhardt, seconded by DeeDee Carlson. Susan Voorhees made a motion to approve the June 21, 2023 board minutes. Motion was seconded by Sharon Henschen. Motions passed.

Reimbursement requests

Eric Hassel reported that he has reviewed the reimbursement requests for Double Diamond phase 2D and 2E and for the Summit PRV construction. These will be added to the District infrastructure and the cost will be added to the loan to the Developer. DeeDee Carlson made a motion to accept the Summit PRV of \$180,381.04 to the District property. Susan Voorhees seconded the motion. Motion passed. Mark Gebhardt made a motion to increase the related loan to developer by that same amount. John Ogier seconded the motion. Motion passed. DeeDee Carlson made a motion to accept the Double Diamond Phase 2D and 2E infrastructure to the District property in the amount of \$468,783.50, Mark Gebhardt seconded the motion. Motion passed. Mark Gebhardt made a motion to increase the loan to developer by that same amount. DeeDee Carlson seconded the motion. Motion passed.

Durango Mountain Club pig roast

Eric Hassel suggested that the District not do an annual bar-b-que this summer, instead he suggested the District participate in the Durango Mountain Club pig roast on August 5, 2023. Mark Gebhardt made a motion to support the pig roast with a \$1,000 contribution. DeeDee Carlson seconded the motion. Motion passed.

Wastewater Treatment Plant Update

LaPlata Electric Agreement

Eric Hassel presented the agreement for the District to review from LaPlata Electric. This agreement requires a payment of \$73,408 for the purchase of electrical equipment the District will install in the new treatment plant. Eric would like to pay LPEA next week. Susan Voorhees made a motion to approve the agreement with LaPlata Electric and payment and to authorize John Ogier to sign on the district's behalf. DeeDee Carlson seconded the motion. Motion passed.

Rick Johnson reported that the pre-bid conference took place July 10. Suppliers are slow getting prices back to contractors and bid companies to be used by the contractors in putting their bid together. This will cause bids to be later than our schedule calls for. Tick has brought in a code expert to consult with him to make sure our permit request is in the proper form. Rick asked the board if the bid date can be moved from July 24 to August 24. Rick feels that the extension will open the door for additional bid companies. The board agreed to move the bid date, and to cancel the July 26 meeting and add an August 30 bid meeting.

Rick Johnson reported that he has received final approval from CDPHE. Rick is negotiating to delay or defer delivery of the owner supplied equipment so that instead of being delivered in the fall of 2023 it will be delivered in the spring of 2024. Items ordered from Huber are not able to be deferred at this time. They will be offloaded in Houston Texas. Rick is locating a storage facility to store it until we are ready for delivery. Rick expects small parts to be stored in the community center basement. We will have to make the final payments at delivery. Rick has calculated that at \$2,341,270.40. Rick reminded the board that these assets should be added to the District's insurance policy. At this time the expected operational date for the new facility will be the fall of 2025.

Management Report

Eric Hassel reported that he has given some of the daily responsibilities on the mountain to Amy Ward, such as monitoring the community center space rental and staying in contact with Tyler for the pond rental fees.

The water line on Sheol Street has experienced another leak this month. Eric will include replacing the entire line in the 2024 budget. Eric explained that he has alerted the SRF that we may need an additional loan for that project.

District Manager Position

John Ogier and Susan Voorhees have reviewed the resumes' and applications received for the District Manager position. They recommend the District interview two individuals. John Ogier will set up interviews for Friday July 14. One candidate is in Durango, so will be in person, the other candidate is not in Colorado so will be a zoom interview.

Financial Report

The board reviewed bills being paid today, John Ogier made a motion to approve paying the bills. DeeDee Carlson seconded the motion. Motion passed.

The meeting adjourned. Next Meeting: August 16, 2023, at 9:00 am in the Purgatory Metropolitan District Community Center, with an additional meeting scheduled for August 30 to review the wastewater treatment plant bid results. The July 19 board meeting was cancelled.