

ASPEN SPRINGS METROPOLITAN DISTRICT
PO BOX 488
PAGOSA SPRINGS, CO 81147
970-731-5656

A regular meeting of the Board of Directors, Aspen Springs Metropolitan District was convened on September 9th, 2025 at 6:00 p.m. at the Aspen Springs Metropolitan District building located on 216 Metro Drive in Unit 5 Aspen Springs Subdivision. Elected board members Eric Davidson, Kelly Evans, Chris DeVries, and appointee Pam Wallis attended. Eric Freudenberger was excused absent. One employee attended. In addition, the Wildfire Adapted Ambassador, Stephanie Davidson attended.

Call to Order

Meeting was called to order at 18:02 by Eric Davidson.

Approval of previous minutes

- August's minutes were approved.
 - **Motion:** Kelly, 2nd Pam, passed unanimous

Public Works

- **Carey:** Motor grader had two blown hydraulic hoses, and some costly repairs.
- Turn-around at the end of Stollsteimer Lane – Carey received complaint from property owner and concerns raised about plowing snow/turning around. **Carey will talk with property owner**
- The end of Oak Ridge is blocked off again – Carey called Sheriff's office, and deputies say they see no problem. So he will begin his turn-round at the next logical place before the issue.
- Oak Hills / End of Crooked Road: Carey has left the last ½ mile unfinished this season, and wants to know how far he should go with gravel and grading. He was instructed to go to the end of Crooked Road, but leave Schroeder's Court alone. Still no word from Oak Hills, but the door remains open (as well as the road, by the way).
- Cat Creek Road, 700 Road is so rough that the trash trucks are running Indian Land Road as an alternative route!
- Repair on newer motor grader front end/planetary gear will occur before the end of the year (\$17-19k)
- **Chris:** Talking to dealers about a new motor grader for next year's capital expenses
- **Pam:** Spoke with Sheriff LeRoux to get agreement on wording for sign on Indian Land Road. Just asking for clarification on the size of the signage. **Need to get sign(s) posted before the snow season.**
- Concrete has been poured for the new mailbox foundation near the intersection of Ute and Indian Land. LOOKS GREAT!
- **Eric:** What is the status of the appraisal for the slice of property on Stollsteimer Road that we need to safely widen the road? – Some appraisers are stating they need access to the property and/or a survey completed first. The records reflect a Probate Attorney as contact. **Eric to send contact info to Teresa. There are a number of private-party appraisers in Durango that we should contact**

for appraisal work, which must be done before anything else. We are also prevented by law to not propose a payment any greater than market value.

- **Kelly:** I have the license plate for the new truck. **Chris:** I have the new truck's title! Neither one of the Erics nor Pam have received any new truck correspondence ... yet.

Treasurer's Report

- **Kelly:** Report looks as expected but reimbursement for public park activities have stopped.
- **Eric D:** I received a message from Chad Eaton, County Treasurer, that the funds allocated were \$117k, and not \$160k. Eric & Jeff to clarify, as total expenses have been around \$130k.
- **Carey:** We are not going to purchase that extra load of mag – to hold expenses down.
 - **Motion** to approve the Treasurer's Report: Chris, 2nd Pam, passed unanimous.

August	2025		
Total Funds (Beginning):		\$373,495	Total Funds (Ending): \$334,503
		YTD (\$)	% of Budget
Total Income		679,613	108
Property tax income		382,623	92
Water Depot Income		15,118	76
HUTF income		132,554	91
Total Expenses		718,605	117
Primary/Major expenses for the month:		Desert Mountain Corp	26,273
		Crossfire Aggregate Svcs	3,356
		Inland Kenworth	1,996

Well

- **Pam:** Water rights reconsideration filed with the water court yesterday. This is a conditional permit to “change the outflow in the future”, and not the Access Rights, which are not in dispute. Jeff Kane, Attorney at SW Water & Property Law is representing us, and has replaced our prior water atty.
- Regarding ongoing expenses due to testing: We were supposed to reach a level-off point where we don't need to test anymore. The replaced well reset that clock, but we should be at that point with the new well. **Pam to work with water atty to get this progressing.**

Park/Wildfire Adapted:

- **We are planning to hold a Community Picnic on Saturday, September 13, at 11:00 am.**
- **This will be to dedicate the new Multi-use Courts to the community and recognize the people who helped make it happen.**
- **Stephanie:** Wildfire Adapted will have a table at the event to share information & contacts.
- **Chris:** Talked w/ Food Truck owner, who needs a tank of propane & will cook for the event with the area set up as self-serve.
- **Pam:** I have burgers and hotdogs – will need to defrost before Saturday, plates, buns, potato salad, baked beans, water, and ice for chests.

Review SDA Calendar

- Next item is the budget in October for the 2026 fiscal year and the resolutions associated with it. The package of 4 resolutions must be uploaded to DOLA as soon as feasible.

Budget

- **Chris:** Things on track to produce budget prior to October meeting.
- **Eric D:** Will forward Joan's work on the budget to Chris to help the process.

Old Business

- **Kelly:** Mailboxes look great. However, Post Office will not begin filling them until next year. One of the helpful employees stated that the new delivery routes are announced at the beginning of each year (we asked, but did not get on the list of delivery routes this year) to get new bids on filling the boxes.

New Business

- No new information

Meeting suspended at 7:05

Executive Session Call to Order at 7:06

Topic for discussion: New Project Manager Employment Agreement

Executive Session closed at 7:39

Regular meeting resumed at 7:40

Motion: Kelly: Amend the Employee Handbook to eliminate the requirement that a full-time employee must participate in the health insurance program. **Seconded by Pam; Passed Unanimous**

Motion: Pam: Accept the Project Manager Job Description as written. **Seconded by Kelly; Passed Unanimous**

Eric to discuss the proposed pay level with Ryan and the training/skill improvement plan to increase pay once he returns from hunting.

Property Owner Concerns

- Complaint received that culvert under Pineridge Trail/Panorama place is plugged. **Carey to investigate.**

Lot Consolidation

- No new information

Meeting adjourned at 7:50 by Eric Davidson