

A G E N D A

WORK SESSION
OF THE BOARD OF DIRECTORS OF
TWIN BUTTES METROPOLITAN DISTRICT NO. 2

<u>Board of Directors District No. 2</u>	<u>Term</u>
Werner Heiber, President	2023-2027
Scott Strand, Secretary/Treasurer	2023-2027
Phil Schoon, Vice-President	2023-2027
Christine Jerpbak, Vice-President	2025-2029
Wendy Congleton, Vice-President	2025-2029

DATE: Friday, September 18, 2026
TIME: 9:00 a.m.
PLACE: Virtual meeting via Zoom, Durango, CO 81301

To Join the Meeting:

<https://zoom.us/j/94408673045?pwd=CFlevVXtKbdfiIO2N6QecHA38WIPr.1>

Meeting ID: 94408673045

Passcode: 209632

To Dial In: 669.900.6833

1. Call to Order/Roll Call
2. Disclosure of Potential Conflicts of Interest
3. Discussion regarding the guidelines for maintaining landscaping of privately owned lots, including DRC approved landscaping plans.
 - **District No. 1 President Response:** Property owners are regularly encouraged through emails, District meetings, and the Welcome Letter, to view the Metro District website which contains important community information, including the Community Rules and Regulations. Section 11 of the Rules and Regulations clearly outlines owners' responsibility to maintain their properties and states that unsightly conditions are prohibited.

Community members are encouraged to report any perceived violations to Paula Schler, Board Secretary at Info@twinbuttesmetrodistrict.org. District No.1 will determine the next steps to take regarding the perceived violation.

4. Discussion regarding street tree replacement guidelines.

- **District No. 1 President Response:** Section 11 of the Community Rules and Regulations also addresses residents' responsibility for maintaining the streetscape, including the curb lawn adjacent to their property. The Rules and Regulations of the District are updated periodically and I am recommending adding the following language to Sec. 11.1 of the Rules and Regulations, and to the new owner Welcome Letter to provide greater clarity regarding owner responsibility for the street trees.

“Owners are expected to water newly planted trees for at least the first two years. After that, the City will assume responsibility for general tree maintenance; however, the City does not provide ongoing watering or wildlife protection. Continue watering the trees until they are fully established, which may take longer than two years in Colorado's climate. It is recommended to keep protective cages around the trees from September to April, until their trunks reach approximately 4 to 5 inches in diameter. Continued care will help the trees grow to their full potential and reduce the risk of losing them—and having to begin the two-year establishment process again with replacement trees.”

Perceived violations should be reported to the Board Secretary. The District will assess the circumstances and notify the property owner and city as appropriate, and document the matter for follow up. Trees that have died after the two years are the City's responsibility. Please let the Board Secretary know, and she will notify the city of the location. Replacement is at the City's discretion and may take a year or so to be completed.

5. Discussion regarding the guidelines for maintaining compliance of dark skies, and keeping garbage cans from being stored outside garages and attracting bears.

- **District No. 1 President Response:**
 - Section 10 of the Community Rules and Regulations outline the dark skies guidelines.
 - Section 8 of the Community Rules and Regulations outlines trash disposal and the garbage can issues.

Perceived violations should be reported to the Board Secretary. District No. 1 will assess the circumstances and notify the property owner as appropriate, and document the matter for follow up.

6. A discussion about the status of the farm. While the residents' Metro District fees pay for it, we have no input. In particular, is the farm seen as a valuable attraction for Twin Buttes and does the visual appeal when entering Twin Buttes matter to the Corporation?

▪ **District No. 1 President Response:**

- First, the residents and other Board members should be aware that “input” by anyone is encouraged and should not be considered otherwise for various important reasons. I am discouraged that it is perceived that the District No. 1 Board is not receptive to input.
- Second, the District No. 1 Board is composed of owners of the Corporation and they all value the farm greatly.
- Third, to help understand this year - the farm was under extreme pressure from many conditions that are out of the manager's control. A warm winter allowed for early weed growth, then extreme drought put additional pressure on irrigation and the irrigation pump was malfunctioning for most of June causing more crop adjustments. Then the farm manager was in a car accident which slowed down mid-summer activities. There was also a power outage that caused the greenhouse to close all ventilation during a hot afternoon which setback fragile plant starts and almost ripe tomatoes. The drought also pushed squirrels and pocket gophers into the fields because their regular food source was not growing. Metro District Manager Willie Wilson provides updates on the farm in his District Manager's Report at each biannual meeting. Questions regarding the farm's operations or use of District funds can always be addressed during that report, or at any time during business hours.

7. Adjournment