

Special Board Meeting Minutes of the Animas Mosquito Control District

Meeting Held:

Tuesday, November 1, 2022

Location: AMCD Shop

870 County Road 252

Durango, CO 81301

I. Meeting Called to Order

Ted Hermesman III, Board President, called the meeting to order at 12:08 pm

II. Roll Call

Present: Ted Hermesman III, Board President / Jim Bryce, Board Vice President / Janet Pettigrew, Board Secretary / Brad Kairalla, Board Member / Seth Foster, District Manager / Melody Schaaf, Office Manager / Bud Smith, Attorney at Law / Austin Smith, Realtor / Dave Dillon, Board Member – joined via iPhone speaker @ 12:30 pm

Anna Kaufman, FredrickZink Association – joined via iPhone speaker @ 1:02 pm

Quorum established

III. New Business

At the advice of the Attorney, motion was made and seconded to enter an Executive Meeting pursuant §2-I-6-402(4)(a), C.R.S., to discuss the possible purchase of the Davis property, located at 6525 County Road 250. Motion passed unanimously.

- A. Bud stated that Mr. Davis had decided to list the property last week, so the sale of said property, as of this morning, is now live to the public and listed for \$990,000.00 rather than the \$950,000.00 he was originally asking.
- B. Bud, Ted, and Seth had toured the property with Mr. Davis on Monday, October 31st and later that afternoon, Bud and Austin toured the property again. Bud had asked Austin to look at the property to see if the asking price of \$990,000.00 was reasonable and what the comps were. The district can buy property, per C.R.S., at market value plus reasonable acquisition costs. Market value in todays Real Estate Market is anyone's guess.
- C. Austin then gave an overview on his research of properties in the Animas Valley. He pulled records from the last 3 years on the sale of vacant lands and came up with 8 comps that were sold, ranging from 1.2 to a little over 4 acres with the sale price ranging from \$1,000,500.00 to \$329,000.00. Price per acre varies per property, due to location. He presented documents of his findings regarding these properties, listed, and sold, for the Board to go over. From his findings, Austin doesn't think that the price that Mr. Davis is asking for, is unreasonable.
- D. Much discussion followed. Davis property has Animas Water tap, 110 electric off CR 250 & 220 electric off CR 252, 4 shares from the Reed Ditch, internet. Will need septic solution. Property has two accesses, one from CR 250 and one from CR 252 which adds great value. Time to accomplish due diligence will be included in the contract, as well as some contingencies.

(* Indicates vote/approval took place for action or expenditure)

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- E. Much discussion followed on the price to offer Mr. Davis for the property purchase.
- F. President brought the Executive session to a close.

Executive session ended at 12:52 pm.

- G. * Motion was made and seconded to retain Austin Smith as the realtor through the property purchase process. Motion passed unanimously.
- H. President instructed the negotiator, Austin, to write up and present an offer to Mr. Davis of \$875,000.00. One Board member expressed that they thought this was too low, not wanting to offend the seller, but would agree to this offer if everyone else was agreement.
- I. Austin agreed to write up and present the Broker/Agency Agreement to the Colorado Title Services (Mr. Davis's Realtor) with \$50,000.00 earnest money.
- J. Ted asked Mel to call Anna and get the \$50,000.00 check for earnest money printed so Austin could present it with the purchase proposal. Anna printed the check made out to Colorado Title Services.

Dave left the meeting.

- K. A bit more discussion followed, and the \$50,000.00 earnest check was signed and given to Austin to present with the proposal.

VII. Public Input

- A. No public input

Meeting Adjourned: 1:17 pm

Minutes Respectfully submitted by Melody Schaaf, Office Manager on November 7, 2022.

These minutes pending approval by the Board of Directors on November 15, 2022.

The next Board meeting is scheduled for Tuesday, December 20, 2022, at 12:00 pm.

(* Indicates vote/approval took place for action or expenditure)