

# Board Meeting Minutes of the Animas Mosquito Control District

Monday, October 13, 2025

AMCD Shop

6525 County Road 250

Durango, CO 81301

And Microsoft Teams Meeting

## 1. President

### a. Call to Order

- Ted Hermesman III, Board President, called the meeting to order at 12:01pm.

### b. Roll Call

- Present: Ted Hermesman III, Board President / Jim Bryce, Board Vice President / Janet Pettigrew, Board Secretary / Dave Dillon, Board Director / Andrew Parker, Board Director / Seth Foster, District Manager / Melody Schaaf, Office Manager / Tim Papi, Realtor Via Teams: Kim Alex, CRS Accountant

### c. Public Input

- No public input

## 2. \*Financials

- a. The board reviewed the September financials with the accountant. Some discussion followed. We need to get a signed engagement letter from the auditor before December. There was some discussion on the safety grant from the CSD Pool. Is there a set percentage for the refund? Motion to approve the September financials was made and seconded. Motion passed unanimously.

Kim left the meeting

## 3. Introduction of Guests/Presentations

- a. Tim Papi – presented the board with his Comparative Market Analysis for the old property at 870 County Road 252 and a couple different options between renting or selling. Pre-inspections should be done before listing the property for sale. Much discussion followed. Papi's fee to represent AMCD as the seller agent would be three percent of the total purchase price. Will approach this subject again, after reviewing all the information provided, in another meeting.

Tim left the meeting

## 4. \*Minutes

- a. The board reviewed the September meeting minutes. Motion was made and seconded to approve the September meeting minutes. Motion passed unanimously.

## 5. New Business

- a. The manager presented the board with the 2026 Proposed Budget. The manager went over the reasons for increasing or decreasing each line item. Discussion followed.

## 6. Unfinished Business

- a. No unfinished business

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

**7. Manager Report**

- a. We will finish furnishing the building and doing the landscaping next year as well as removing the row of trees on Bendy's property line.
- b. Will be hiring a couple more employees next year. Reached out to CSU to see if they have a student that wants to work with us again.
- c. Presented the building inventory. Went through everything from the old shop and the new shop, put prices on everything so we now have a complete list of what AMCD owns and its worth. It was suggested that we take videos of everything for a better record and engrave what we can.
- d. Finally getting much needed moisture, but it is hindering our trail maintenance.

**8. Items from the Floor**

- a. Ask Bud if AMCD can carry a five to six percent note on the sale of the old property? Need to decide what to do with the property to make the most profit for the district. There is a lot for everyone to consider before we meet again to discuss this subject.
- b. The article in the Herald was very good.

**9. Adjournment**

- a. Meeting adjourned at 1:38 pm

Minutes respectfully submitted by Melody Schaaf, Office Manager November 16, 2025.

These minutes were approved by the Board of Directors on November 18, 2025.

The next Board meeting is scheduled for Tuesday, December 9, at 12:00 pm.