

San Juan River Village Metropolitan District Regular Monthly Meeting Minutes

September 12, 2013

The meeting was called to order at 6:35 pm by President, Jamie Scholl. The directors present were Carrie Wienckowski and Dennis Jeffreys. Doug Hampton, Operations Manager, and Tim McRee, Operations, were also present. Property owners present were Dan McCullum, Duke & Monica Wagman, Joy Sinnot, Graham Whitehead, Shawn & Joni Felts and Lynn Zaramba. Cynthia Purcell, District Manager, took minutes.

Carrie moved to approve the August 5, 2013 minutes. Dennis seconded and the motion carried.

Water Department Report:

The customer water usage report was reviewed for August – 514,950.

Brian Sinnott, homeowner, analyzed the District's current billing system, CORE Utility. His evaluation determined that the billing system is adequate for the District's needs. He explored the possibility of accepting credit card payments. The cost associated with credit card processors are about 2.2% to 3.5% of the amount processed. According to his calculations, if 70% of the current customers elected to use a credit card for payment, it would cost the District approximately \$600 - \$750 monthly. Currently, Colorado is one of ten states that do not allow credit card processing fees to be passed on to the consumer. He also discovered that the Datamatic software has a date range option that can be used for billing purposes to allow a true monthly 15th-15th billing cycle.

The review of tap fees was tabled.

The Water Plant Capacity Study was tabled.

Sewer Department Report:

The sewer line tap infringement from Unit 1 Lot 96 (Jordan) was discussed. The previous owner had illegally tapped into the sewer line from their apartment, under the road, and uphill into the neighbor's line. After investigating, Tim reported that the neighbor's line will need to be repaired and a new tap installed for the Jordan property. Dennis moved to approve the District paying for the labor and Joe Jordan paying for the materials to resolve the issue. Carrie seconded. After further discussion, Dennis amended his motion to approve the District paying for the labor, but not to exceed normal cost or include any overtime. Carrie seconded and the motion carried. Tim reported that this would be taken care of before winter.

The sewer line placement on Unit 2 Lot 94 (Soniati) was discussed. The District's main sewer line runs across the corner of Robert Soniat's property and then is bored under the river. Mr. Soniat requested that the line be moved. Due to the current placement and difficulty of relocating the line (reboring under the river) the cost would be prohibitive. Jamie moved to

deny the request. Dennis seconded and the motion carried. The board is willing to work with Mr. Soniat to help mitigate his concerns with the sewer line.

Road Department Report:

Cynthia presented the current HUTF agreement with the county. Bill attended the joint meeting in which all the metro districts within the county agreed to the stipulations set forth in the new agreement. Carrie expressed concern with the administrative fee charged by the county. Bill relayed through Cynthia that the District should receive approximately the same amount of money they have in the past. The adjusted lane mileage will decrease, but additional funds will be added for bridge deck area. Jamie signed the agreement and it will be returned to Todd Starr, County Attorney.

The Mag Chloride discussion was tabled.

Parks & Recreation Department Report:

Jamie reported that Russ Weathers has built a staircase down to the river. Jamie and Dennis investigated the structure and it is their opinion that the staircase was built on Metro District property. Jamie asked Doug to take pictures of the structure in relation to the property stakes that were set by Davis Engineering as part of the boundary surveying done earlier. When Doug went to take pictures, the stakes were missing, with fresh footprints left. Mr. Weathers is consulting an attorney. The board discussed that any permanent structure should have gone through the POA approval process. Evidently, this project was not brought before the POA board. No permanent structure can be erected within 10 feet of the property boundary. The board discussed that the staircase is a safety issue because it was constructed on fill from the sewer easement road project. Dennis moved to present two options to the homeowner: remove the staircase or if the staircase is to remain in place, the homeowner would assume all liability; allow public access; get it engineered for safety; and provide the maintenance. Jamie seconded. The board discussed the issue and heard responses from the homeowners present. After further discussion, Dennis moved to pull his motion from the table. Jamie seconded and the motion carried. Dennis moved to Direct Dirk Nelson to send a letter to Mr. Weathers requesting that the staircase be removed from Metro property if he can't prove that it was constructed on his own property within 30 days. Carrie seconded and the motion carried. Jamie will send a letter to Jeff Hester requesting that the POA involve the Metro District on any building request and ask that it be included to the builder's packet.

The board discussed the four river access points and how to mark them. The board will be working with the homeowners adjacent to the access points to address concerns. Rock pillars with an etched fish are being considered for placement on the river side and street side of the access points. Duke Wagman expressed concern as to the validity of the easements being for pedestrians. The plat states they are a right of way. Dennis will do further research on the easements. Duke requested that access at his lot be delayed until the issue is resolved. Fishing requirements along the river and in the ponds were also discussed. A Colorado fishing license is required for fishing in both. Cynthia will inquire about obtaining a Private Lakes License and the cost associated with it to allow fishing in the ponds without a state license.

Graham Whitehead inquired about access points to National Forest on the mountainside. The board will be investigating these at a later date.

Dennis reported on 2013 projects. The road by Michelle Scholl's home will be repaired. Jamie thanked Tim McRee and Keith Archuleta (summer contract help) for the maintenance work done over the summer and helping the neighborhood look good.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund. Jamie moved to accept the financial report. Dennis seconded and the motion carried.

Administrative Report:

The District is in compliance.

Carrie moved to appoint Cynthia as Budget Officer. Dennis seconded and the motion carried. The board was asked to make a list of potential projects to be incorporated into next year's budget. Tim will be reviewing projects slated for this year and projecting what can be accomplished. He reported that the water tank needs to be repaired before winter. He will also need to attend classes to receive credits to keep his licenses. Tim requested to purchase a utility locator. The board was in favor. Dennis requested that Tim replace the windshield in the truck.

Ten delinquencies totaling \$11,704.31 were noted.

Old Business:

Doug reported on the bridge project. A change order has been issued for the heat trace and to reduce the retainage fee. The board asked Doug to sign the change order and proceed. The deck will still need to be resurfaced and Doug has not heard anything about the LOMR.

Doug reported on the progress of the Hanslip driveway. Andy Weber has been repairing the Park Ditch (leaks) as he has been constructing the driveway. There are a few low spots where the fill is sinking. These spots are not stable with all the rain we have been getting. They will need to dry out and be roll tested before the road base is laid. All material was taken on site and nothing was brought in. Mr. Hanslip will be asked to come and evaluate the current condition of the driveway in the event that the cost may go over the stipulated amount. The board reviewed the utility easement. Doug and Tim will confirm the placement with Dennis.

The board discussed the water tank encroachment on USFS land. Dan McCullum researched the cost for a Special Use Permit with the USFS. He staked out the area needed around the tank and calculated the acreage. Cynthia filled out the Special Use Permit application and presented it to the board. Dennis moved to approve the Special Use Permit application. Carrie seconded and the motion carried. Jamie signed the application. The permit would be valid for 30 years at an estimated cost of \$301.20/year. The initial application fee is estimated to cost \$410. A few utility lines, including Dan McCullum's, will be moved within the next few weeks.

New Business:

Dennis put out a request for chairs for the clubhouse. Several homeowners donated. He is organizing a clean-up day to spruce up the clubhouse.

Tim is working on the O&M Manual.

There have been no new well permit applications.

Other Business:

A report was given on the POA. They are working on the new website. Three variance requests were denied at the advice of their new attorney.

There being no other business, Jamie moved to adjourn at 9:05 pm. Carrie seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager