

San Juan River Village Metropolitan District Regular Monthly Meeting Minutes

November 14, 2013

The meeting was called to order at 6:30 pm by President, Jamie Scholl. The directors present were Carrie Wienckowski and Dennis Jeffrey. Bill Wittwer attended via phone. Tim McRee, Operations, was also present. Property owners, Bob Kimber, Robert Soniat, Shawn & Joni Felts, Russ & Bonnie Weathers and Jan Wittwer, were also present. Cynthia Purcell, District Manager, took minutes.

Dennis moved to approve the minutes for October 10, 2013. Carrie seconded and the motion carried.

Jan Wittwer provided an update from the POA (see attached). They are reviewing their 2014 budget and developing a policy for late dues. They would like to have Parks & Rec oversight in regards to the common property along the river. They would like to see the common property preserved as open space with no development. The metro board echoed these sentiments. A playground with a swing set is also being discussed as a possible project. Jan asked that a notice be added to the comment section of the metro billing to announce the new website. The POA is concerned about the poor condition of the fence along Hwy 160. Apparently a release was signed by former manager, Carl Lungstrum, waiving all maintenance liability from CDOT. They are investigating the circumstances. The POA approved plans for a garage on Lot 87X with the stipulation that the lower staircase be removed. Mr. Weathers stated the staircase has been removed and has begun construction on the garage. Jan left the meeting following her update.

Water Department Report:

The customer water usage report was reviewed for October – 309,000.

The review of tap fees was tabled. Dennis reported that he felt the fees were excessive and would like to have a full discussion on the matter in January after further review.

The Water Plant Capacity Study was tabled.

Tim requested that the water tank refurbishing project be funded in this year's budget. The estimate came in at \$5,992. Dennis moved to approve the water tank refurbishing project in this year's budget. Carrie seconded and the motion carried.

Sewer Department Report:

The sewer line placement on Unit 2 Lot 94 (Soniat) was discussed. Mr. Soniat requested that the line be moved within the utility easement using two 45 degree elbows. Tim has marked the current location of the line with paint. Briliam Engineering will be consulted as to the feasibility of moving the line. Mr. Soniat requested that he be invited to attend the consultation. Survey work would follow.

Tim reported that a new flow meter is being required by the state, per their inspection. It will need to be in place by April of next year. The flow meter Tim would like to purchase would measure both influent and effluent flows. He estimated it would save 7-8 hours per month on reporting. Tim requested that the project be considered for this year's budget. Carrie moved to approve the purchase of the flow meter in 2013's budget. Dennis seconded and the motion carried.

Road Department Report:

The dust mitigation discussion was tabled.

Tim requested that a flier be inserted in the billing and posted on the new website with snow removal procedures.

Mrs. Weather's inquired about the gravel pile at the entrance to the mountainside of the subdivision. To improve the visual appearance, Tim will reshape the pile to mimic the existing embankment.

Parks & Recreation Department Report:

Jamie reported that Dirk Nelson was preparing a response to Russ & Bonnie Weather's attorney. The board discussed the ownership status of the common properties along the river. Dirk put together a proposal for clearing up the title work. The board agreed with his recommendation to try to locate the current owners of Lawyers Title of Pueblo and San Juan River Resort, Inc. Mr. Weather's reported that he has been doing some research and may have additional information about the title work. He will consult with his attorney about sharing this information. The metro board would like to collaborate with the POA and all property owners to clear the title work so the properties are owned by the community. Mr. Soniat and Mr. Weathers expressed that they would like to see the POA take ownership because both full time and part time owners have a voting interest in decision-making.

Treasurer's Report:

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

Cynthia presented an invoice for scanning and archiving district records: \$625.00. Carrie moved to approve payment to Cynthia for her services. Dennis seconded and the motion carried.

Administrative Report:

The District is in compliance.

Cynthia distributed and reviewed with the board a draft of the 2014 budget. Modifications, per board instruction, will be made to each fund.

Thirteen delinquencies totaling \$13,968.39 were noted. Cynthia reported on the research she did into the possibility of acquiring Unit 1 Lot 40X. This property abuts National Forest and could possibly be an access point for homeowners. Mr. Kimber expressed concern about allowing more N.F. access points and that people were not abiding by the rules. This particular site would cause him more problems now that the fence is so close to his home. The POA will be consulted as to whether or not they think this would make a good parking area for other access points to the N.F.

Old Business:

There was nothing new to report on the bridge project.

Jamie reported that Mr. Hanslip has inquired about extending the agreement because the work is not completed. Dirk is reviewing this.

There was nothing new to report on the water tank encroachment on BLM land.

New Business:

Tim is working on the O&M Manual.

Bill reported that there have been no new requests for assistance with new well permit applications. Mr. Soniat reported that he spoke with Bob Formwalt who requested the Metro District change their approval process to a two step approach: 1st – a letter of intent and 2nd – a release to install the well once the permit is obtained by the District. The board was in concurrence with this approach.

Other Business:

Dennis recommended Bob Kimber as a possible board member. Bob will consider the position.

Carrie suggested contacting the Backdoor Wine Bar to hold the Christmas party for next month's meeting. Another possibility is to hold the party at someone's home and have it catered. The POA board will be invited to attend as well.

Dennis moved to close the regular meeting and go into Executive Session to discuss personnel matters at 9:00 pm. Bill seconded and the motion carried.

Upon returning from Executive Session, the meeting was adjourned.

Respectfully submitted,

Cynthia Purcell
District Manager

San Juan River Village Property Owner's Association

Report to the Metro – November 14, 2013

The 2014 Budget draft is being reviewed.

Architecture Committee:

A variance for Unit 2, lot 87X 124 Alpine was issued with the condition that stairs to the river beyond Weathers' platted property line are removed.

New Business

The POA is joining in the discovery process concerning the strips of land (common areas) along the river that are described in the covenants, and has chosen to become proactive to quiet the title. The POA considers the "strips of land" referred to in the covenant to be set aside for common use and benefit every property owner in the POA. Jan volunteered to put a blog on the website in reference to the latest information about researching title to the common areas. The POA board also discussed oversight of Parks and Recreation projects.

Steve Petri asked about getting a swing set for children in a playground area. One suggestion was to place it near the pond on Harebell.

A newsletter will be sent out in December: This is a general information single page introducing the website, asking for emergency contact information, and status of the fish fund.

Robert Soniat suggested that website information be posted on the back of every Metro monthly bill sent out, so that property owners will visit the website frequently.

The POA board discussed the condition of the meeting room. It is unacceptable and needs the carpet to be ripped out and mouse/rat holes plugged.