

San Juan River Village Metropolitan District Regular Monthly Meeting Minutes

January 9, 2014

The meeting was called to order at 6:34 pm by President, Jamie Scholl. The directors present were Bill Wittwer and Dennis Jeffrey. Tim McRee, Operations, was also present. Property owners, Gordon Graves, Cathy Graves, Doug Hampton, Lesley Burroughs, Brian Sinnott, Greg Burroughs, Joy Sinnott, Rus & Bonnie Weathers, Linda Gundelach, Steve Petri, Steve Wilkins, Gretchen Grotz, Julene Campbell, and Jan Wittwer were also present. Cynthia Purcell, District Manager, took minutes.

Jamie welcomed all the homeowners to the meeting and gave a brief financial overview of the District. He also gave a procedural overview of how Special District meetings are conducted.

Dennis moved to approve the minutes for December 10, 2013. Bill seconded and the motion carried.

Water Department Report:

The customer water usage report was reviewed for December - 287,100.

Tim reported that he had to conduct a CIP – Clean In Place on December 28th and again today.

Dennis reported that the board is interested in reviewing tap fees to see if they can be reduced. A water plant capacity study is needed to determine the status of the infrastructure and future needs. Doug Hampton presented a water consumption study earlier last year that will be expanded upon. The Tap Fees Review and Water Plant Capacity Study items were tabled until the next meeting.

Sewer Department Report:

Tim reported that he is assembling the new flow meter and hopes to install it by the end of next week. He anticipates burying the line in the spring. Briliam Engineering will be on site to inspect the flow meter after Tim has it installed.

Tim also reported that Briliam Engineering will look at the sewer line placement on Unit 2 Lot 94 to determine if the line can be moved to within the District's easement when they inspect the flow meter.

Road Department Report:

Dennis requested that Dust Mitigation be removed from the agenda.

Tim reported that he has been patching the potholes on the roads throughout the neighborhood.

Parks & Recreation Department Report:

Several homeowners expressed that there are differing opinions within the community about who should control parks & rec projects – the Metro or POA. Dennis reported that no projects will commence until more input can be obtained from all homeowners, especially absentee landowners, to help direct projects. Dennis is hopeful that most homeowners will return to the neighborhood by summertime. Brian Sinnott asked the board to consider an open discussion agenda item for homeowners to provide input on projects at their June and July meetings. Dennis moved to table parks & rec projects and provide an open forum agenda item for public input regarding new projects for 2014 at the June and July meetings, which would be posted on the website and included in the Metro billing beginning in March. Bill seconded and the motion carried.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for 2013. She also reported on the 2014 budget and status of the District financials. Brian Sinnott asked the board to consider appointing a finance committee to review the current budget and develop a format for reporting the financials that was more user-friendly. Jamie asked Brian if he would consider chairing this committee. Brian agreed. Dennis moved to formulate a finance committee to be chaired by Brian Sinnott and made up of volunteers within the District, as well as two board members. Bill seconded and the motion carried. Brian will gather a committee and report their findings back to the board. The board will then review any recommendations made by the committee.

There were no bills presented for payment.

Administrative Report:

The board discussed whether or not to use employee agreements/contract agreements for Tim, Cynthia and Doug. Gordon Graves volunteered to work with Dennis to develop agreements, job descriptions and yearly evaluation tools for Tim, Cynthia and Doug to be reviewed by the board.

The District is in compliance. All year-end documents have been filed with the appropriate state agencies.

Fourteen delinquencies totaling \$10,018.90 were noted. Cynthia reported that the District has the option to foreclose on two of the properties. The anticipated cost of foreclosure would be \$4,000/lot in legal fees, plus the unpaid taxes. The process would take 5 months, minimum, to get the legal work in place. The board was not in favor of foreclosure. No action was taken.

Old Business:

Doug Hampton reported that there has been no response about the LOMR survey for the bridge project. Cynthia will contact SEH to determine the status of the survey and involve Dirk Nelson, attorney, if necessary. Weeminuche Construction was to reseal the deck, but hasn't. The board asked Doug if this was something he might be willing to contract with the District to do.

Mr. Hanslip's road project is complete and Andy Weber has been paid.

Cynthia reported that the USFS is processing the paperwork and conducting evaluations for the special permit application concerning the water tank. Becca Smith, USFS, anticipates completion this spring.

New Business:

Jamie opened the floor to homeowner questions. Linda Gundelach inquired about why the meeting was being held at the Chamber of Commerce and not the local clubhouse. Dennis reported that the clubhouse was infested with excrement and dead animals under the floorboards and in the walls. An exterminator was called and he gave an estimate of \$2,000 to remove the floorboards and clean it up. The walls would also need to be removed and cleaned up, which was not part of his estimate. There would only be a shell of the building left. Jan Wittwer reported that there is a resident in the neighborhood that is also an exterminator. He volunteered to look at the building and give his opinion. Cynthia has secured the Chamber of Commerce conference room for the next two meetings, free of charge. If the board wishes to continue meeting there after March, they will need to join the Chamber. Options of replacing the clubhouse will be deferred until the June and July meetings where public input can be obtained for spending capital improvement funds. A homeowner requested that the financials and board packet be made available, prior to each meeting, to interested property owners. Cynthia will put a post on the website stating that any interested property owner wishing to obtain the financials, prior to each meeting, to email her a request. Julene Campbell requested that all archived minutes be posted to the

website as well. Jan Wittwer reported that she was meeting with the website developer tomorrow for further training. She will inquire about what the server capacity is and if this is possible. Steve Wilkins commented that the website should only post official business and facts, not opinions. A homeowner inquired about who owns the river and access. Jamie reported that he has been researching the title work and is hoping to get some more answers. Steve Wilkins volunteered to help Jamie with this project, as a member of the POA. Another homeowner expressed the need for the Metro District and the POA to define their relationship and responsibilities. Everyone was in concurrence.

Board member recruitment was discussed. The District was established with a five member board. To increase the number to seven would require a petition to the court. A seven member board would also increase the number of board members needed to have a quorum at meetings. A homeowner inquired about having the flexibility to decrease back to a five member board if necessary. Cynthia will contact Dirk Nelson to determine the process and cost of changing the number of board members. The terms of Dennis Jeffrey and Carrie Wienckowski are both up this year. Dennis reported that he will not run for another term. It is not clear yet if Carrie is eligible to serve another term. She was appointed in 2007 and has not served two consecutive four year terms (the term limit). Dirk was consulted and he believes she is probably eligible to run again but will need to investigate this further. Linda Gundelach expressed an interest in serving on the board. Jamie asked her to give a quick introduction. Bob Kimber and Robert Soniat have also expressed an interest in serving on the board. An item will be added to the agenda for next month to appoint one board member. Anyone interested in serving on the board is encouraged to attend.

Bill reported that Robert Soniat left him a message that he had obtained his well permit for his existing well. Bill has not spoken with Robert directly.

Other Business:

Jan Wittwer reported on the POA meeting that took place earlier today. The POA has budgeted money for 2014 to acquire title to all common/open space property within the District. A website has been set up for property owners within the San Juan River Village to communicate, blog and post personal information to share with neighbors. The social media site is called San Juan River Village Next Door. People have posted pictures and inquired about what kind of security system other owners have in place. Jan will post a link to this social site on the official POA/Metro website. The POA is considering joining the Chamber of Commerce to use their conference room for future meetings.

There being no other business, Bill moved to adjourn the meeting at 9:30 pm. Dennis seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager