

San Juan River Village Metropolitan District Regular Monthly Meeting Minutes

August 14, 2014

The meeting was called to order at 6:33 pm by Bill Wittwer, Vice President. The directors present were Dennis Jeffrey, Steve Wilkins and Linda Gundelach. Carrie Wienckowski attended via phone. Property owners, Brian Sinnott, Joy Sinnott, Rus Weathers, Bonnie Weathers, Shawn Felts, Joni Felts, Joseph Jordan, Jan Wittwer and Megan Reinhardt were present. Cynthia Purcell, District Manager, took minutes.

Linda moved to enter into Executive Session for the purpose of receiving advice from legal counsel on specific legal questions related to the Weathers Litigation, as authorized by §24-6-402(4)(b), C.R.S. Steve seconded and the motion carried.

Steve moved to adjourn the Executive Session at 6:58 pm and reopen the public meeting. Linda seconded and the motion carried.

Joseph Jordan gave a POA update. They are planning a workgroup session on August 26, 2014 to explore river access options that can be implemented now that balance the rights of riverfront landowners with the access rights of all SJRV landowners. They are looking to identify positive solutions. Joseph asked the Metro board to participate in the meeting as well. The board was favorable and agreed to hold a joint meeting. The meeting will be posted on the official website, as well as the NextDoor site. Cynthia will post the agenda at the designated locations in the neighborhood at least 72 hours prior to the meeting. Linda requested that Joseph coordinate with Robert Soniat who is also working on solutions to river access issues and will be presenting information to the Metro board in October. Joseph also requested that the POA and Metro boards work toward defining roles and responsibilities of each organization to be more effective.

Dennis moved to approve the minutes for July 10, 2014. Steve seconded and the motion carried.

Water Department Report:

The customer water usage report was reviewed for July – 597,250.

Dennis reported that the booster pump repair project is complete. The project took approximately 4 days. He recognized Steve Wilkins for his contribution of time and the use of his excavator toward the project. He requested that Steve submit an invoice for the use of his equipment. Steve was not seeking reimbursement, but will consider Dennis's request. Dennis also reported that Tim used his personal vehicle to pick up the Ditch Witch (hydro-vac pump) from Albuquerque without asking for compensation. He requested that Tim be reimbursed as well. Dennis was then recognized for going above and beyond duty for all his hard work toward the project as well. Cynthia reported that the project came in way under budget at approximately \$15,000 (budgeted for \$30,000).

There are still unanswered questions regarding the computer upgrade quote obtained from PALL. Brilliam Engineering is assisting with the process.

Sewer Department Report:

Dennis reported that Keith buried a cable that was lying on top of the ground by the effluent flow meter to protect it.

Road Department Report:

As the booster pump project was the main focus this past month, the culvert project will be tackled next. Dennis reported that they are going to investigate the possibility of repairing the crushed end now and then budgeting to repair the rest next year. A culvert was replaced at Monkshood and Descent.

Cynthia reported that Nadia Werby presented a letter and petition to the BoCC regarding the intersections off Hwy 160 into both sides of the neighborhood. The letter requested that the BoCC consider reducing the speed limit through this corridor, not allowing jake brakes, not allow passing (paint solid lines), and add these intersections to the CDOT priority list for A&D lanes.

Parks & Recreation Department Report:

Steve requested that the Metro and POA boards work together to create a document that outlines the roles and responsibilities of each organization. The board was favorable and asked Steve to create a Memorandum of Understanding or framework that could be presented at the next POA and subsequently, Metro meeting for review. The document could then be revised and sent back and forth through Steve to each board.

Megan Reinhardt has been working on a survey to gather input from property owners about Parks & Rec project wishes. She requested that the survey be sent out with the next billing. The board was favorable. She and Robert will present a prioritized list of potential projects at the October meeting.

Administrative Report:

The District is in compliance. The county assessor is required to certify the total assessed values of property by August 25, 2014. The first draft of the budget is to be presented to the board by October 15, 2014.

Twenty delinquencies totaling \$12,350.61 were noted.

The GoTo Meeting trial subscription for conference calling has ended. Brian Sinnott was able to get a discounted subscription at \$180/year for the service. Steve inquired about sharing the subscription with the POA. Cynthia would be the administrator and could schedule the meetings for the POA and provide the call in information to Julene Campbell. Linda moved to purchase the GoTo Meeting yearly subscription and split the cost with the POA. Dennis seconded and the motion carried.

Treasurer's Report:

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

Brian gave a report from the Finance Committee. The committee would like the board to consider paying off the water loan this month. He walked the board through the math to project how much cash on hand would be available if the loan was paid off. It was projected that there would be approximately \$220,000 cash between all the funds. There was much discussion about how much cash on hand the District should have in the case of an emergency. The board weighed being debt free versus having a larger amount of cash on hand as insurance. Linda moved to pay off the water loan this month. Dennis seconded and it went to a vote. Those in favor were Carrie, Linda and Dennis. Those opposed were Bill and Steve. The motion carried 3 to 2.

Old Business:

Cynthia reported that she is working on the risk assessment, with the assistance of Patrick O'Brien, for the USFS special use permit. It should be ready by the end of the month.

Cynthia gave an update on the Harebell Bridge project. The deck resealing has been completed. FEMA has requested additional water modeling for the LOMR. SEH is working on providing the requested information. The project will most likely carry over to next year.

Dennis reported that he met with Mr. Hanslip for final approval of the driveway project. Mr. Hanslip was satisfied that all stipulations have been met. Cynthia will send Mr. Hanslip an indemnification and release of liability to sign on behalf of the Metro and POA. Once this is signed and returned, the quit claim deed for the driveway will be executed.

Cynthia reported that Jenny Russell, attorney, is reviewing plat maps, deeds and associated documents pertaining to the common area ownership and easements. She will report her findings.

New Business:

Linda requested the District purchase an emergency notification system that would call all residents to alert them when there is a water break, etc... She reported that not all residents use the internet or have email accounts to access information from the website or NextDoor site. She will research some options and report back at the next meeting.

Carrie suggested planting trees and shrubs on the Brinkman lot to screen the area from view of the road. She explained that the fall was the best time to plant and was the least stressful to the trees & shrubs to improve their survival rate. Carrie estimated that \$1,000 would probably cover the cost of plants. The labor could be accomplished by volunteers. Cynthia reported that the funds could come from the Conservation Trust Fund. Carrie and Dennis could develop a planting plan for the lot. Dennis moved to purchase plantings for the Brinkman lot and seek volunteer help to plant them. Linda seconded and the motion carried.

The board reviewed Resolution 2006-7 Placing a Moratorium on Providing Service to Additional Short-Term Rentals. The resolution was recorded with Archuleta County on July 17, 2006. A request was made by someone wanting to purchase property in the subdivision to be exempt from this resolution. They are requesting a letter to be included in their title work that their property would never be subject to the stipulations of this resolution. The board discussed the resolution and was favorable in developing a new resolution to address short-term rental impacts on the system to replace Resolution 2006-7, but after further research and at a later date. Cynthia will inform the prospective purchaser that the resolution is valid at this time and the board will not exempt that property.

Bill reported that he has received new well permit applications from Greg Burroughs and Liz Fox. Bill will issue each a letter from the District with a reminder that the wells must be within their property boundaries.

Other Business:

There being no other business, Linda moved to adjourn the meeting at 9:49pm. Dennis seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager