

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes

August 13, 2015

The meeting was called to order at 6:31 pm by Carrie Wienckowski, President. The directors present were Dennis Jeffrey, Steve Wilkins, Linda Gundelach and Bill Wittwer. Property owners present were: Megan Reinhardt, Bonnie Weathers and Michelle Birdwell. Cynthia Purcell, District Manager, took minutes.

At 6:32 pm, Dennis moved to enter Executive Session for the purpose of receiving advice from legal counsel on specific legal questions related to the Weather's litigation, as authorized by §24-6-402(4)(b), C.R.S. Linda seconded and the motion carried.

The Executive Session was adjourned at 6:52 pm and the regular session was reopened by Carrie Wienckowski.

Bill moved to approve the minutes for July 9, 2015. Steve seconded and the motion carried.

Water Department Report:

The customer water usage report was reviewed for July – 534,100.

Dennis reported that there was a water break at the end of Red Ryder Circle. A pressure reducing valve malfunctioned and caused higher water pressure within the main. The parts will be here early next week and Tim will make the repair.

Cynthia reported on the 3 phase power project. LPEA has finished their portion of the project and Tim will begin working on the secondary line to the booster pumps. The electrical parts have been ordered and should be here next week. Tim will be doing the electrical work and Clent Quiller, an electrician, will be overseeing him. Tim will also begin cleanup work along the route. This project was budgeted to cost \$60,000. As of now, the project is anticipated to cost approximately \$66,000 to finish.

Cynthia reported that the computer upgrade project will cost approximately \$7,000 and the new computer, with programming, should be here soon. The software programming was transferred to the District.

Cynthia reported that the closing for the purchase of the vacant lot next to the water tank took place on July 27, 2015. Steve asked that the pins for this property be marked with T-posts.

Sewer Department Report:

The gabion wall project on the Higg's property is complete. Both the Higg's and the new buyers are satisfied with the work. The property is set to close on August 19th.

Tim would like to rehab up to 4 manholes this year, if possible. He will be meeting with Quality Pipe on Tuesday to get a quote.

Tim requested that the District purchase a camera that can televise the sewer lines. This would enable him to detect leaks between manholes and reduce I&I. There have also been two lots that have sold recently that will need to be televised to determine whether a tap was installed or not, many years ago when the tap fee was paid. The cost of having these two lines televised equates to the purchase price of the camera. Steve moved to authorize Tim to purchase the televising camera for \$9,400. Linda seconded and the motion carried. Cynthia will email a copy of the list that Lisa keeps showing which lots have their tap fees paid or not.

Cynthia reported that the town of Pagosa Springs will be replacing their hydro-vac truck in the next couple of years and may be willing to sell their current truck to the District at a discounted price. This will be considered for future budget planning.

Road Department Report:

The road repairs were put on hold due to the project workload Tim has. The first priorities will be to improve the entrances and some of the steeper roads.

Carrie received an email from Dennis & Susie Schlichter requesting that the speed bump near their home be built up to deter renters from speeding. The board discussed installing a sign that flashes "Slow Down" if someone is exceeding the speed limit. The cost is approximately \$3,500. Carrie suggested educating renters and homeowners about the rules of the neighborhood through distribution of the Guidebook developed by the POA. She requested that Steve speak with the POA board about sending a letter or email to the homeowners that have renters that speed through the neighborhood, asking them to please provide a copy of the Guidebook to all their renters. The board also discussed replacing the signs at the entrances to the neighborhood. Dennis volunteered to work with Tim to find a large speed limit sign that would very visible.

Parks & Recreation Department Report:

Megan Reinhardt presented a letter on behalf of the Parks and Recreation Committee with recommendations based on neighborhood feedback for potential projects, budget allowing. Their priorities were as follows: 1) Plat Map River Easement Marking; 2) Mowing and Maintenance; 3) Playgrounds at the upper and lower ponds; 4) Recommend a wrap up post on NextDoor and/or submission to be included in the minutes; and 5) Establish a River Picnic Day.

Carrie received an email from Graham Whitehead requesting that Aspen Pond be maintained on an annual basis to clear the vegetation and restock grass eating fish. The board discussed having the pavilion property surveyed to determine the actual boundary and then hiring a professional consultant to determine the best remedy for maintaining the pond/property. Carrie also suggested that the pavilion property and newly acquired lot next to the water tank would be good locations to apply for a FireWise grant to mediate. Bill also requested that the weeds be controlled on Picnic Island.

Dennis reported that there have been some issues with homeowners blocking access to plat documented easements and common property along the river. The potential for injury to homeowners and guests is concerning. Ownership of the property/easements has not been resolved. The board asked Cynthia to discuss the situation with Jeff Driscoll and get guidance from him on how to address this problem. Dennis requested that this be an ongoing agenda item until resolved.

Administrative Report:

The District is in compliance.

Seventeen delinquencies totaling \$14,777.08 were noted.

Tim recently upgraded his cell phone plan to a smartphone to enable him to monitor the water plant at all times from his phone. Dennis had requested that the board reimburse Tim for this upgrade. Cynthia reported that the District currently pays Tim \$20/month toward his cell phone bill. His old bill was \$43/month and his new plan costs \$60/month. Linda moved to reimburse Tim \$37/month to pay for his newly upgraded cell phone plan. 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. Dennis moved to accept the financials. Linda seconded and the motion carried.

There were no bills presented for payment.

Old Business:

Cynthia gave an update on the Harebell Bridge project. FEMA has accepted the revised information provided by SEH for the LOMR. We are still currently waiting for the official letter. Once the letter is obtained, the bridge project can be released from CDOT.

New Business:

The Hanslip Petition for Exclusion of property – Unit 2, Lots 167-177 has been postponed until the September meeting. Mr. Hanslip just submitted his notarized petition to the District late last week. Cynthia will post a public notice in the paper.

Bill reported that there are no new well permit applications.

Dennis commended Tim for his hard work and diligence in completing so many large projects and saving the District money over the last couple months. Dennis moved to award Tim a merit bonus of \$700 for his efforts. Linda seconded and the motion carried. Dennis and Steve will write a merit letter to be presented to Tim with a check.

Other Business:

Steve reported that at the last POA meeting, officers were elected as follows: Steve Wilkins, President; Julene Campbell, Secretary; Dick Ray, Treasurer; and Jeff Hester, Architectural Committee. Steve reported that the priority items for the year are as follows: 1) Kiosks; 2) Property Ownership Issues; and 3) POA Compliance Issues.

There being no other business, Bill moved to adjourn the meeting at 9:12pm. Linda seconded and the motion carried.

Respectfully submitted,

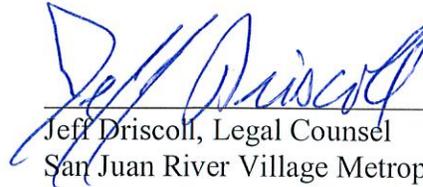
Cynthia Purcell
District Manager

ATTORNEY STATEMENT
REGARDING PRIVILEGED ATTORNEY CLIENT COMMUNICATION AND
EXECUTIVE SESSION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I, attest that in my capacity as the attorney representing San Juan River Village Metropolitan District ("the District"), I attended the executive session meeting that the District convened on August 13, 2015 at 6:30 p.m. for the sole purpose of discussing matters related to pending litigation in San Juan County District Court Case number 14-cv-30031, in which the District is named Defendant. It is my opinion that all of the executive session discussion was directly and solely related to said litigation and constituted privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S., and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(II)(B), C.R.S.

Date: _____

8-13-15



Jeff Driscoll, Legal Counsel

San Juan River Village Metropolitan District