

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes

September 10, 2015

The meeting was called to order at 6:35 pm by Carrie Wienckowski, President. The directors present were Dennis Jeffrey, Steve Wilkins, Linda Gundelach and Bill Wittwer. Property owners present were: Dan McCollum, Graham Whitehead, Rus & Bonnie Weathers and Shawn & Joni Felts. Property Owner, Brian Sinnott, attended via phone. Cynthia Purcell, District Manager, took minutes.

Bill moved to approve the minutes for August 13, 2015. Linda seconded and the motion carried. Linda requested that the draft minutes for subsequent meetings be sent out to board members shortly after the meeting takes place for review.

Water Department Report:

The customer water usage report was reviewed for August – 603,000.

Dennis reported that there was a water break, at a joint in the line, on Harman Ave. Tim repaired the leak with stouter materials. Tim will also be installing a flush hydrant at the end of Red Ryder Cr. Tomorrow. Tim will also be rebuilding a Pressure Reducing Valve (PRV) in front of the water plant.

Cynthia reported on the 3 phase power project. Tim will be meeting with LPEA next week to hook up the pumps and to finish cleaning up the disturbed sites.

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.

Sewer Department Report:

Tim would like to rehab up to 4 manholes this year, if possible. He has requested a quote from Quality Pipe.

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. Tim has ordered the gravel and will be obtaining a quote from Andy Weber to lay the gravel with his grader. The District's grader is aging and the float mechanism has been acting up, making it difficult for Tim to operate. Carrie requested that a quote be obtained for repairing the grader. Carrie also requested that Tim consult with CDOT regarding right-of-way issues before he commences on repairs to the subdivision entrances.

Parks & Recreation Department Report:

The board discussed having the boundary pins located and marked for the pavilion property. Cynthia will be meeting with Dean Schultz tomorrow morning and will ask him to find and mark the pins. The board also discussed hiring a professional consultant to determine the best remedy for maintaining the pond/property. Shawn Felts offered to meet with Dennis onsite to advise the District on how to maintain the pond ecology. Steve asked Shawn to consider taking over the maintenance of this property for a yearly fee. Steve and Dan McCollum volunteered to try to locate the boundary pins for the Fay lot, recently purchased by the District. Dan offered to donate t-posts for marking the pins. If they are not able to find some of the pins, Cynthia will request that Dean Schultz locate them. Dennis will contact the Parks & Rec Committee to discuss potential projects they would like to see completed this year with the \$2,500 budget.

Administrative Report:

The District is in compliance.

Thirteen delinquencies totaling \$14,227.99 were noted.

The board discussed the upcoming 2016 budget process. Dennis moved to appoint Cynthia as the budget officer to prepare the 2016 draft budget for presentation at the next meeting, October 8, 2015. Bill seconded and the motion carried. Potential capital improvement projects were discussed for addition to the wish list for 2016: Skunk house replacement; Video security system – Steve volunteered to contact Skywerx about installing another tower or antenna to have web service available at the water tank for the security system; Secure locks for water tank and other facilities – Dennis volunteered to research options and pricing; Consider making Steep St. a one way street, downhill; and Installing a galley well on the other side of the bridge. The board also requested that a quote be obtained to replace the roof on the storage shed to help alleviate some of Tim's workload. Steve asked that the quote be obtained from someone within the neighborhood that does this type of work first.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund. Steve 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. Cynthia posted a public notice in the paper for two weeks stating that the map and detailed analysis were available for inspection at Lisa's office. Once FEMA receives confirmation of the posting, the bridge project can be released from CDOT.

Cynthia reported on the guidance received from Jeff Driscoll regarding issues with homeowners blocking access to plat documented easements and common property along the river. Jeff stated that ownership of the property/easements needs to be resolved first. A quiet title action would need to be undertaken to accomplish this. He estimated that this would cost approximately \$15,000 if there were no contentions, but more likely around \$25,000+ due to potential challenges. Steve reported that at the POA meeting a few nights ago, the board decided to keep possession of the easements that involve property owners, and are non-utility easements. The POA will begin to work with property owners, on an individual basis, to resolve any issues with the easements. After these are resolved, the POA board will pursue a quiet title action to resolve the common property strip of land along the river.

New Business:

The board discussed Resolution 2006-7 Moratorium on Providing Services to Short-Term Rentals. This resolution has never been enforced. Cynthia presented Resolution 2015-02 To Rescind the Moratorium Specified in Resolution 2006-7. Dennis moved to accept and execute Resolution 2015-02. Steve seconded and the motion carried. The resolution was signed by Carrie and attested to by Linda.

The Hanslip Petition for Exclusion of property – Unit 2, Lots 167-177 was reviewed by the board. Linda moved to accept and execute the Order Granting Petition for Exclusion of Property. Bill seconded and the motion carried. Carrie signed the Order.

Bill reported that there are no new well permit applications.

Other Business:

Steve gave a POA update. Jeff Hester is getting bids on construction of mailbox kiosks. Steve reported that the POA will be executing a corrective deed from 1991 to transfer all roads, right-of-ways and utility easements to the Metro District. Any pedestrian or river easements will not be transferred, but rather kept in POA possession. He hopes to have something formal to present to the Metro District next month.

There being no other business, Bill moved to adjourn the meeting at 8:35pm. Linda seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager