

**San Juan River Village Metropolitan District**  
**Regular Monthly Meeting Minutes**

October 8, 2015

The meeting was called to order at 6:30 pm by Carrie Wienckowski, President. The directors present were Dennis Jeffrey, Steve Wilkins, Linda Gundelach and Bill Wittwer. Property owners present were: Rus & Bonnie Weathers. Cynthia Purcell, District Manager, took minutes.

Bill moved to approve the minutes for September 10, 2015. Linda seconded and the motion carried.

**Water Department Report:**

The customer water usage report was reviewed for September – 368,000.

Cynthia reported on the 3 phase power project. LPEA hooked up the pumps and everything is running smoothly. A call for a final electrical inspection from the state has been called for to complete the project. Tim will then need to do some cleanup work around the disturbed sites.

Cynthia reported that the computer upgrade project is complete. Tim is working on transferring files from the old computer over to the new one. Once that is complete, Cynthia will hook up both monitors so Tim can have dual screens going at the same time.

Scinor will be sending a representative next Wednesday to oversee the installation of the new membranes. Tim will need to find a laborer for an hour or two to help with the heavy lifting.

**Sewer Department Report:**

Cynthia presented the quote from Quality Pipe Services to rehab 4 manholes and line the large lift station. The quote was for \$31,495.00. The work could be performed before the end of this month. Cynthia presented an option for accomplishing the project within this year's budget.

**Road Department Report:**

Tim met with Andy Weber to get a quote on laying gravel to repair portions of the road system. The first priorities will be to improve the entrances and some of the steeper roads. Andy has not provided the quote yet. However, Andy still anticipates being able to replace the culvert on Harman Ave before winter hits.

Steve requested that Tim order a couple loads of gravel to do some cleanup work around the 3-phase project area. He volunteered to spread it with his tractor if Tim doesn't have time before winter.

The transmission has gone out on Tim's truck and broke down on the mountainside today. Rather than putting more money into this truck, the board opted to look for a replacement. Dennis and Steve volunteered to work with Tim to find a suitable truck and snowplow.

Bob Kimber will be replacing the roof on the storage shed next to the meeting house. The materials have been ordered.

**Parks & Recreation Department Report:**

There was no new information to provide on potential projects to accomplish this year. Dennis will contact Shawn Felts to get guidance on addressing the issues with the upper pond maintenance.

**Administrative Report:**

The District is in compliance.

Sixteen delinquencies totaling \$15,221.27 were noted.

### **Treasurer's Report:**

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund within the context of the 2016 budget presentation.

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, but hasn't released the official report yet. Once this report is obtained, the bridge project can be released from CDOT.

Cynthia reported that the Hanslip Petition for Exclusion of Property was filed with the court. She presented the revised boundary map created by Dean Schultz for the board to review. This is the map that will be submitted to the state.

Steve reported on roads, right-of-ways & easements that the POA currently owns. The POA would like to transfer the roads, right-of-ways & utility easements, excluding river access and mountainside forest access easements or strips of land along the river, to the Metro District. A corrective deed could be executed, but would need to include ALL easements. A corrective deed can't be executed if the terms of property transfer are different now than when they were initially purported (all or nothing). Steve suggested that the POA would be willing to execute a corrective deed to transfer ALL items over to the Metro District if the Metro would then quit claim the river access and mountainside forest access easements and strips of land along the river back to the POA. Steve presented a draft corrective deed and quit claim deed that their attorney drew up. Linda objected to the written reference of an easement on her property included in the corrective deed. She contended that the easement didn't exist and wanted it removed. Linda's second objection was that lots 83 and 84 do not exist. She contended that the two lots were combined, eliminating all easements in between, and thus renamed 83X. She stated that this was legally recorded in November of 1997 prior to her building her house. Steve's property also has an easement that is listed on the corrective deed. Steve and Linda may need to abstain from voting on this matter as Metro board members. Cynthia will ask Jeff Driscoll to review the documents and advise the board on these issues.

### **New Business:**

Bill reported that there are no new well permit applications.

Cynthia presented the draft 2016 budget. The board reviewed each line item in the general, water and sewer funds and discussed capital improvement projects. The board was in favor of replacing Tim's truck with a new snowplow, rehabbing 4 manholes and lining the lift station with funds from 2015. The board was also in favor of combining several line items from the water and sewer funds: Water Line Repair Materials & Water Repair Materials; Water Line Repair Labor & Water Repair Labor; Sewer Line Repair Materials & Sewer Repair Materials; Sewer Line Repair Labor & Sewer Repair Labor. Funds were increased for clubhouse maintenance to demolish and remove the building. Funds were also added for planning/design of a new building. Cynthia will discuss the replacement of the lift station pump with Tim.

### **Other Business:**

Steve gave a POA update. Construction of the mailbox kiosks will begin soon. Jeff Hester met with Tim to discuss the placement of the kiosks to avoid water and gas lines. Cynthia provided Archuleta County with a letter agreeing to allow the POA to erect the kiosks on Metro property.

There being no other business, Bill moved to adjourn the meeting at 10:05pm. Linda seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell  
District Manager