

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes

November 12, 2015

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

Dennis moved to approve the minutes for October 8, 2015, October 22, 2105. Linda seconded and the motion carried.

Water Department Report:

The customer water usage report was reviewed for October – 303,550.

Dennis reported that Tim is having to replace some of the old Datamatic fireflies with the new brand. Tim will be borrowing the handheld instrument used to program the fireflies from PAWSD, as the instrument he has is not compatible with the new parts. Tim is inquiring about the price of purchasing a new instrument for the District.

Sewer Department Report:

Cynthia reported that Tim met with the flow meter software representative. The representative installed a 45 day free trial of the software on Tim's computer. As this was an item budgeted for 2015, Tim will be purchasing the software and licenses before the end of the year.

Road Department Report:

Tim ordered several loads of gravel and did some cleanup work around the 3-phase project area today. Tim will be helping Andy Weber with laying gravel to repair portions of the road system on Friday and Monday. The first priorities will be to improve the entrances and some of the steeper roads. The culvert project budgeted for this year will be pushed to 2016.

The board discussed road repairs and the District's ability to adequately perform maintenance with the current grader. Carrie suggested that the District hire Erik Schlom, the ski area's equipment maintainer, to look at the grader and make any necessary repairs in the spring. If the grader is not repairable, the board wants to explore options of replacing it. The board also discussed getting bids from other local contractors to do future projects, to ensure timely maintenance. Dennis would like to have someone re-cut the ditches next year.

Tim offered to purchase the old work truck & plow for \$1,000. The board reviewed the blue book value and found his offer to be fair. Dennis moved to sell the truck & plow to Tim McRee for \$1,000. Steve seconded and the motion carried. Dennis would like to see the \$1,000 earmarked to upgrade Tim's new truck with an inverter or other items.

Cynthia presented several speed limit sign options for the board to consider installing at the entrances to the subdivision. The signs have led lights that flash around the border using a solar battery. They can also be upgraded with a motion detector to only flash as a car approaches. Another option presented was a digital display that actually shows the vehicle's speed. The signs range in price from \$1,800-\$3,000 a piece. A safety grant is available in the amount of \$2,470 that can be used to pay for up to 50% of the total amount. The board will consider these options at a future meeting.

Parks & Recreation Department Report:

No report.

Administrative Report:

The District is in compliance.

Twenty one delinquencies totaling \$17,646.80 were noted. Cynthia presented Resolution 2015-4: Certifying Charges to Archuleta County Treasurer for Collection. Steve moved to execute Resolution 2015-4 to certify delinquent amounts to the Archuleta County Treasurer for collection. Linda seconded and the motion carried. Carrie signed and Linda attested Resolution 2015-4.

Cynthia reported that Lisa Quiller is leaving Wilson, Rea, Beckel & Assoc. Her last day is Nov.20th. She will begin working for Peggy Cotton, PA, after Thanksgiving. The District has a contract with Wilson, Rea, Beckel & Assoc. through the end of 2015. The board will consider options next month. Cynthia will email the current contract to all board members for review.

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, but hasn't released the official report yet. Cynthia received an email from FEMA stating that the report would be executed within 90 days of Oct. 9, 2015. Once this report is obtained, the bridge project can be released from CDOT.

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 reported that the POA moved to execute a corrective deed to transfer ALL items over to the Metro District if the Metro will 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 new draft corrective deed and quit claim deed for review. The drafts do not list specific easements, etc... but rather state that the properties affected are those that are noted on the plat maps. The drafts are also available on the website. The POA will not execute the corrective deed until the Metro District signs the quit claim deed. Steve also reported that the POA is pursuing an affidavit from Robert Soniat who signed the original document in 1991, stating that the original intent was to transfer everything to the Metro District. Jeff Driscoll was consulted prior to this meeting and stated that Steve and Linda would need to recuse themselves from any discussion and subsequent vote on approving the quit claim deed, as they each have property that is affected. The board could not address this issue, as a quorum would not be present once Steve and Linda recused themselves. The board will discuss this at the December meeting.

New Business:

Cynthia presented Resolution 2015-3: Small Communities Water/Wastewater Grant Application Approval. Four applications have been prepared to request grant funds to install a new infiltration gallery (\$300,00 project with \$60,000 match), expand the water treatment plant (\$115,200 project with \$23,040 match), install SCADA on the lift stations (\$20,000 project with \$6,000 match) and rehab manholes and lift station lining (\$35,000 project with \$10,500 match). The sewer reserve account will have a balance of \$143,500 at the end of 2016. Linda moved to execute Resolution 2015-3 to submit the grant applications. Dennis seconded and the motion carried.

Cynthia presented the second draft of the 2016 budget. This draft included revisions to earmark the match required for the grant applications. Cynthia will prepare the final budget documents to be signed at the meeting in December.

Cynthia reported that there are no new well permit applications.

Other Business:

The board discussed hosting a board appreciation dinner next month. Cynthia made a reservation at Alley House for the board/staff and their spouses to be held immediately following next month's meeting, December 10th at 7:00pm. The board was in favor of hosting the dinner, but will not purchase any alcohol.

Steve gave a POA update. Construction of the mailbox kiosks has begun. They should be finished before the end of the year. Two candidates requested to join the POA board. Steve reported that the board felt that homeowners should be able to vote for representatives and the board members shouldn't choose for them. Therefore, no new members were appointed. All homeowners will have the opportunity to vote for new members in July. The POA has budgeted money to explore online voting in 2016. The POA has also acquired liability insurance with a new carrier, saving them some money.

Bonnie Weathers requested more information about Tim's new truck.

There being no other business, Dennis moved to adjourn the meeting at 8:36pm. Linda seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager