

San Juan River Village Metropolitan District Regular Monthly Meeting Minutes

April 14, 2016

The meeting was called to order at 6:35 pm by Carrie Wienckowski, President. The directors present were Steve Wilkins and Linda Gundelach. Homeowners, Shawn & Joni Felts, were also present. Cynthia Purcell, District Manager, took minutes.

Linda moved to approve the minutes for March 10, 2016. Steve seconded and the motion carried.

Water Department Report:

The customer water usage report was reviewed for March – 341,050.

Doyle Smith requested leniency on his water bill. Tim had noticed unusual water usage when Mr. Smith was away from his residence and went to investigate. He opened the meter pit and found the meter spinning and water running through it. He shut it off and called Mr. Smith. Ray, from Abracadabra, came and had Tim turn the water back on and inspected the home. No leak was found at that time. The board discussed that they have no doubts about the equipment – it is not faulty or Tim's judgment. Steve moved to reduce Mr. Smith's bill by billing for any usage in both water and sewer at Tier 3 rates at Tier 2 rates to cover the Metro's cost of treating that water, as a ONE time courtesy. Linda seconded and the motion carried.

Tim has requested to install flush hydrants in three locations throughout the neighborhood: end of Swiss Village; on Bridge Dr.; and Elk Ridge Place. Each hydrant will cost approximately \$1,500-1,800 and will take two people a full day to install. The board discussed whether or not a flush hydrant would alleviate the brown water issue at any of the three locations. Linda moved to approve the installation of one flush hydrant, as a test case, at Tim's discretion, unless Tim feels confident that all three are needed to alleviate the brown water issue. If so, Tim is authorized to install all three. Steve seconded and the motion carried.

Sewer Department Report:

Tim would like to rehab the manholes, previously scheduled for last year, this summer. The project was put on hold to be included in the grant that was applied for, but not funded. He would also like to replace the pump in the big lift station this summer.

Tim snaked the line for the new construction on Harebell Drive to see if a sewer tap was installed previously. There was none found. He plans to dig up the meter pit on the property line between this lot and the one owned by Brian Sinnott and install a double meter. Cynthia will contact Brian, as a courtesy, before Tim commences.

Road Department Report:

The board discussed the effectiveness noticed, thus far, of the new radar speed limit sign. Cynthia obtained a quote to purchase another electronic sign with a solar panel and a conversion kit to adapt the current sign over to solar. Then there would be an electronic sign for both the mountain side and river side that could be moved around. Steve requested that Cynthia acquire a quote for a larger sign that could be interchanged with the existing mounting bracket.

Tim will be meeting with Kip Stroecker to obtain a quote for asphalt repairs at the end of this week/beginning of next. He is also going to obtain a quote from Troy Ross. The board discussed the current condition of the grader and its ability to grade the roads properly due to the float mechanism. Steve suggested repairing the existing one, if it would make it a viable piece of machinery, or get rid of it and purchase a new one, if feasible. If not feasible, the Metro should budget to hire someone to do the maintenance as often as needed. Cynthia will discuss this with Tim and formulate a plan for repair, replacement or contracting the service out.

Steve suggested that the vacant lots between the skunk house and Descent Ave. be cleaned up. There are multiple blocks of concrete littering the area. If they could be cleaned up, it may be possible to sell these lots to generate revenue for a new meeting house. Tim will be asked to investigate options for clean up.

Parks & Recreation Department Report:

Carrie requested that Tim purchase mosquito dunks from Frank Ratliff and be diligent about putting them out on all ponds. She requested that he keep a log of when and where he uses them, along with the quantity, which can be shared at the annual POA meeting in July.

The board discussed the pond weed killer that Julene emailed out. They felt this would not alleviate the problem.

Administrative Report:

The District is in compliance.

Twenty one delinquencies totaling \$6,990.76 were noted.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for March, 2016. Linda moved to accept the financials. Steve seconded and the motion carried.

There were no bills presented for payment.

Old Business:

Steve reported on the roads, right-of-ways & easements. The POA approved the corrective deed to convey all roads, right-of-ways & easements to the Metro District in exchange for the Metro quitclaiming the right-of-ways & easements back to the POA. The corrective deed and quitclaim deed were also posted on the website. Jeff Driscoll added a clause to the quitclaim deed that clarifies the Metro is only conveying surface rights and not underlying fee ownership. As the board already approved acceptance of the proposal and signing of the quit claim deed at the last meeting, the quit claim deed was given to Carrie to have signed and notarized. She will return the document to Steve, who will then file both the corrective deed and quit claim deed, respectively, with Archuleta County.

The board briefly discussed tap fees. Steve inquired about how the past tap fee increases were formulated. Carrie presented a file of her notes from that time period. Cynthia presented tap fees from other local water districts, including Durango, for the board to review. The board also discussed tying rates for new additions to the number of bathrooms vs. square footage. It will be brought up again at the next meeting, in hopes that more board members will be present for discussion.

There was no report from Robert Soniat on the FireWise grant.

New Business:

There was no report on well permit applications.

Other Business:

Steve gave a POA update. The only business discussed was the corrective deed to convey all roads, right-of-ways & easements to the Metro District.

There being no other business, Steve moved to adjourn the meeting at 8:30pm. Linda seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager