

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes

February 15, 2017

The meeting was called to order at 7:00 pm by Carrie Wienckowski, President. The directors present were Steve Wilkins, Dennis Jeffrey, Bill Wittwer (via phone) and Linda Gundelach. Homeowners, Dennis & Susie Schlichter and Chris Hicklin were also present. Tim McRee, Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes for December 8, 2016. Carrie seconded and the motion carried.

Water Department Report:

The customer water usage report was reviewed for December/January – 566,950.

Steve inquired about the cost of installing Aqua Hawk which would allow customers to access their water usage online and set up notifications. The program was cost prohibitive. Cynthia will inquire about the possibility of a similar program through Zenner.

Tim has installed the new PALL water tanks.

Sewer Department Report:

Tim will be televising the sewer lines to determine which manholes need to be repaired this year.

Road Department Report:

Dennis reported on the email he received from David Brewster. Mr. Brewster alleged that the fire hydrants were not being cleared within the subdivision. Dennis (ex-firefighter) drove the roads and examined the fire hydrants. He concluded that the hydrants were adequately accessible for firefighters. They need to be able to access the caps, which were all cleared. He reported that it is not required by law to clear hydrants and has never been in Tim's job description. Tim has always cleared them as time allows. The board discussed the value of having accessible hydrants and will make every effort to keep them cleared in a timely manner. The board will also hire someone to snowblow around all the hydrants twice a year. Dennis will respond to Mr. Brewster.

Chris Hicklin inquired about the plan for grading roads this coming year. She has been frustrated with the current condition of the roads this winter. Dennis Schlichter presented two samples of the roadbase – one from the current roads (all mud) and another from the roads 10 years ago (3/4 minus rock). The roadbase purchased this past year that was laid was agreeably not acceptable to the board. The board had specifically requested that more rock be added to the mix last year. Andy has been notified that the board feels the product he used was inferior. He will be contacted to fix the problem this coming spring or the board will look elsewhere for someone to grade/maintain the roads.

Dennis Schlichter presented snowplowing techniques he would like to see used by the District.

Parks & Recreation Department Report:

Nothing new to report.

Administrative Report:

Lisa Quiller is now a Notary Public.

The District is in compliance.

Twenty-Nine delinquencies totaling \$12,632.42 were noted.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for December, 2016 and January, 2017. Steve moved to accept the financials. Linda seconded and the motion carried.

There were no bills presented for payment.

Old Business:

No old business.

New Business:

The board reviewed Jeff Hester's request for the deconsolidation of 1 acre of his 5 acre lot. Jeff proposed that in lieu of paying the back fees (infrastructure) from the time he consolidated the lots to the present, that he would relinquish the paid tap fee on the 1 acre lot which he plans to sell. The new owner would then pay the District the tap fee to have service installed. Steve moved to accept Jeff's offer to relinquish the paid tap fees on the lot to be deconsolidated in exchange for not paying the back infrastructure fees, as long as the back fees don't exceed the price of the current tap fees. Dennis seconded and the motion carried. Cynthia reported that the back fees due were less than the price of the current tap fees. Cynthia will contact Jeff Driscoll to draw up an agreement.

Bill reported that there have been no new well permit applications.

Other Business:

Steve gave a POA report. The board reviewed a house plan for Lot 33X on Tejas Place. The Metro board requested that the POA allow The District to review all building plans to ensure they don't infringe on Metro infrastructure before approval is granted.

An offer was made to purchase several lots owned by the Metro District. After discussion of the proposed land, the board determined that the proposed lots were not buildable or would take extensive time and money to replat. The board will only consider offers for Lots 14 and 15 in Unit 2. Cynthia will relay this info to the potential buyers.

The board discussed drainage issues around the mailbox kiosks. A culvert will be installed on the kiosk off of Alpine Drive in the spring which should help alleviate this problem.

Carrie presented a letter she received from Zoe Saabye. Zoe attached a copy of a letter from her Physician requesting that herbicides/pesticides not be used near or around her home as they cause her to become very ill. The District abides by the State policies and notifies Ms. Saabye before any spraying is done in the neighborhood and does not spray near her home.

There being no other business, Steve moved to adjourn the meeting at 9:46pm. Bill seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager