

# San Juan River Village Metropolitan District Regular Monthly Meeting Minutes

May 11, 2017

The meeting was called to order at 6:37 pm by Carrie Wienckowski, President. The directors present were Steve Wilkins and Bill Wittwer (via phone). Homeowners, Dennis Schlichter, Shawn & Jodi Felts, Bonnie Weathers, Louise Sumner Woods and Zoe Saaybe were also present. Additional guests included Jason Judd, relative of a property owner, and Ethan Proud, Archuleta County Weed Supervisor. Tim McRee, Operations, was also present. Cynthia Purcell, District Manager, took minutes.

Zoe Saaybe addressed the board with her concerns about the negative effects of chemicals and pesticides on public health. She suffers from multiple symptom chemical sensitivity. Her mission is to educate the public about chemical effects and hopefully change their habits to use more natural methods. She referenced several publications: Our Toxic Times – Chemical Injury Information Network; and War and Nature. She reported that the US is the 2<sup>nd</sup> largest country of chemical users in the world. China is the first. She requested that the Metro District use alternative methods for controlling weeds. She introduced Ethan Proud, Archuleta County Weed Supervisor. Ethan recommended using a variety of methods to control weeds: mechanical control of annuals and bi-annuals; infrequent, deep watering of grass to compete with weed roots; biological control; and pesticides. He reported that weeds can become resistant to pesticides over time. The board thanked Zoe for the information and resumed the meeting.

Bill moved to approve the minutes for March 8, 2017 and March 14, 2017. Carrie seconded and the motion carried.

## **Water Department Report:**

The customer water usage report was reviewed for March – 373,800 and April – 337,350.

The board reviewed the PALL proposal for caustic fail-safe. Tim reported that PALL will provide the flow switch materials and associated programming to add a flow switch prior to the discharge pumps at the water plant to allow a fail-safe for the caustic dosing pump. This is the first step in addressing the problem. Tim will be installing the switch on June 1<sup>st</sup>. The second step will be to replace the FlexLogix CPU with a CompactLogix CPU on the water plant computer. The FlexLogix is no longer supported on the District's computer. This will need to be addressed in the next budget cycle. This upgrade will cost \$18,990.

## **Sewer Department Report:**

Tim is waiting to hear from the representative from Quality Pipe to schedule the rehab of the lift station and 4 manholes.

## **Road Department Report:**

Andy has laid additional screened gravel on the road system as a warranty item from last year's grading project. He will also warranty this additional work. The board discussed having Andy grade this spring or in July and avoid grading in the late fall to avoid the freeze/thaw that can occur on the roads. Steve reported that he consulted with Smith Co. about the current condition of the roads and they concurred with Andy's recommendations. Finding the balance of clay and rock is the key. Smith Co. was also similarly priced.

The board also discussed the upcoming paving of the entrances this spring. Kip Strohecker will get with Tim at the beginning of June to commence work. Dennis Schlichter expressed concern about adequacy of the subgrade compaction and 4" thick asphalt to be installed. CDoT is extending our current permits for the paving that end on May 31<sup>st</sup>.

The board discussed the possible addition of another speed bump on Harman Ave. Carrie reminded Tim to allow for motorcycle-friendly bumps.

Jason Judd addressed the board about building on Lot 40X on the mountainside. There is currently not a public road to access this property. The board reviewed maps and possible remedies. Mr. Judd was informed that before building could commence, all back-fees must be paid to both the Metro and POA as well as tap fees. Once the account was current, the Metro would begin surveying the area to construct a road.

#### **Parks & Recreation Department Report:**

Shawn Felts reported that it was a good time to perform maintenance on the upper pond. Carrie will contact Doreen who performed the maintenance last year. She will also request that Doreen mow there and around the entrances prior to Memorial Day. Tim will repair the aerator and put mosquito dunks out as well.

#### **Administrative Report:**

The District is in compliance.

Fifteen delinquencies totaling \$7,881.31 were noted.

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

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

There were no bills presented for payment.

#### **Old Business:**

The agreement between the District and Jeff Hester regarding the deconsolidation of his lots was presented for signature. This was previously approved for authorization at a special meeting in March. Carrie signed the agreement and Steve attested. Cynthia will inquire about having this agreement recorded with Archuleta County.

The board discussed the appraisal received for Unit 2, Lot 14. Apparently, this lot was consolidated with the surrounding lots owned by the Metro District. In order to sell this lot, a deconsolidation hearing would need to be held through Archuleta County. This process typically can take up to 8 months to complete. An offer was made to purchase Lot 14 with the intent of building this spring. Steve moved to decline the offer to purchase Lot 14, Unit 2 until further information can be obtained on the deconsolidation process or possible replatting of the lot lines to best configure new lots. Bill seconded and the motion carried. Cynthia will inform the potential buyer and keep them updated as to the availability of these lots. Carrie suggested the board take a walking tour of the lots this summer.

#### **New Business:**

Dennis Jeffrey sold his home and is no longer eligible to serve on the board. Louise Sumner Woods, a new resident, introduced herself to the board and expressed interest in serving. Steve moved to appoint Louise Sumner Woods to fill the vacancy left by Dennis Jeffrey on the board. Bill seconded and the motion carried. Louise will take the oath of office next month and serve for his remaining term.

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

#### **Other Business:**

Steve gave a POA report. He reported about several projects that have been reviewed by the architectural committee. Cynthia requested that both she and Tim be added to the architectural committee email list to allow the Metro District to provide input on potential conflicts of proposed architectural projects with Metro utilities and interests. Steve will follow up on this. The POA is also putting together a committee to address regulating the business of renting property within SJRV. This could possibly lead to a revision of the covenants and restrictions if enough property owners voted to do so.

The board discussed moving the August meeting to the 3<sup>rd</sup> Thursday.

Jan Wittwer requested that Sunflower Place be repaired due to sloughing on the edge. Tim will address this once he returns from vacation at the beginning of June.

There being no other business, Steve moved to adjourn the meeting at 8:58pm. Bill seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell  
District Manager