

San Juan River Village Metropolitan District Regular Monthly Meeting Minutes

June 8, 2017

The meeting was called to order at 6:32 pm by Carrie Wienckowski, President. The directors present were Steve Wilkins, Bill Wittwer and Louise Sumner Woods. Homeowners, Dennis Schlichter, Graham Whitehead, Addie Greer and Zoe Saaybe were also present. Additional guests included Jason & McKayla Judd, future property owners. Cynthia Purcell, District Manager, took minutes.

Bill moved to approve the minutes for May 11, 2017. Steve seconded and the motion carried.

Addie Greer addressed the board with four concerns:

- Dust suppression – she is concerned about the dust emitted into the air from all road traffic. She researched eco-friendly alternatives to mag chloride and provided contact info for these. Cynthia will follow up on this and report her findings to the board next month. Addie also requested more speed bumps – one on Descent near her home. She also suggested signage to “please respect the neighborhood and your neighbor’s lungs”.
- ATV’s on public roads – she has seen an increase in ATV use on Metro roads. Addie was advised to call the Sheriff.
- Pesticide use –She had several suggestions for eco-friendly methods to control weeds including burning weeds with a flame tool, digging, and homemade mixes. She is concerned that pesticide use can lead to surface water pollution and health issues. She volunteered to help with weed control around the neighborhood using her methods.
- Dark Sky designation – She would like to have a lighting ordinance established for the neighborhood to ensure no future street lights or bright, upward lighting be allowed. She was advised to discuss this issue with the POA.

Water Department Report:

The customer water usage report was reviewed for May – 231,850.

Tim has been installing the caustic fail-safe switch this week. He is adding a flow switch prior to the discharge pumps at the water plant to allow a fail-safe for the caustic dosing pump.

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:

The paving at the Harman Ave. entrance began today and should be complete by end of day tomorrow. No issues were found with the subgrade compaction. They will pave the East Alpine Dr. entrance next Monday/Tuesday. We will watch for pooling water on the asphalt and try to mitigate for this to ensure the integrity of the road.

The board discussed the addition of new speed bumps on Descent Ave, Alpine Dr., Swiss Village Dr. and Harman Ave. Tim will be consulted about these possible additions. Graham Whitehead requested wider speed bumps that could accommodate the length of his motorcycle. He also requested notching of all existing speed bumps for motorcycle access. Dennis Schlichter suggested installing speed bumps on the diagonal to allow for water drainage and to be more vehicle-friendly. The board was favorable to trying both suggestions as a test.

The current road conditions were also discussed. Graham expressed concern about the loose gravel on Harman Ave. near the replaced culvert and at the bottom of Descent Ave. He felt this was hazardous on

a motorcycle. Andy did perform warranty work on the roads due to the subpar performance from last year's grading. Andy will be contacted to mitigate for these areas.

Parks & Recreation Department Report:

Carrie reported that Doreen performed maintenance on the upper pond. She also mowed around the entrances prior to Memorial Day. The entrances will be mowed again prior to 4th of July. Tim will repair the aerator and put mosquito dunks out as well.

Administrative Report:

The District is in compliance.

Thirty-Five delinquencies totaling \$12,171.53 were noted.

Louise Sumner Woods took the Oath of Office.

Treasurer's Report:

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

There were no bills presented for payment.

Old Business:

Cynthia reported that the owner of Unit 1, Lot 40X has paid all outstanding balances due to the District and POA. Jason Judd, soon-to-be owner of this lot, addressed the board about building on this lot and some of his concerns. There is currently not a public road to access this property. Steve moved to hire a surveyor to locate the pins around the entire spur of the cul-de-sac at the end of Harman Ave. for the platted road. Bill seconded and the motion carried. Cynthia will contact Davis Engineering to perform the work. Cynthia will also contact the adjoining neighbors to inform them of the pending survey. Jason requested that the water and sewer lines be installed in strategic locations conducive to his building plans. This would require a vacation of the current easement between the consolidated lots in exchange for another easement. This could possibly allow for the Metro District to install a loop in the water system from Harman Ave to Swiss Village Ave to help alleviate the sediment issue in water lines. The board reviewed a map and agreed to have Tim and Bill walk the property with Jason to discuss options. Steve Lemons, adjoining property owner, will be contacted prior to this. If the walk-through indicates a looping of the water system is feasible, Cynthia will contact FEI to discuss engineering this project. Questions were also raised about the installation of water/sewer lines and who would be responsible for the cost. Tim will be consulted and Cynthia will review the regulations.

Cynthia reported that she consulted with the Archuleta County Treasurer regarding Metro owned property. The appraisal that was performed on Unit 2, Lot 14 suggested that this lot was part of a large consolidated lot encompassing all adjacent Metro owned property. This is not the case - each lot is separate. The board discussed having Lots 13-15 surveyed for future sale. This will be added to the list of possible projects for next year's budget.

New Business:

Cynthia presented a letter from Steve VanHorn addressing the resolution signed by the Metro District in 2001 to vacate Hidden Island Place and provide an easement for an existing bridge to access the property. The owner of the lot was charged with executing the documents necessary to facilitate the terms of the resolution. However, this was never completed. The new owner of this lot has retained Steve's services to bring this to fulfillment. He will be preparing a quitclaim deed and easement document to be reviewed within the next couple of weeks. Cynthia will consult with Jeff Driscoll, attorney, regarding this matter. This will be reviewed at the next meeting.

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

Other Business:

Steve reported that the POA does not meet until next Tuesday, therefore there was no report.

Cynthia reported that the August meeting will be held on Thursday, August 17th.

Dennis Schlichter addressed the board regarding some concerns he has. He is experiencing sediment in his water pipes and requested that all the lines be flushed. Gene will be consulted about his thoughts on this issue and suggestions for mitigating. He also requested that the Metro emblem be permanently attached to the Metro truck. He reported that the road is eroding by the culvert on the north side of Birdwell's property. Tim will be asked to look at this area and possibly extend the culvert or replace. Tim will also be consulted about other culverts that might need attention. There is a swampy area across from Nadia's house that could use some fill dirt. It is also a mosquito breeding ground.

Jan Wittwer requested that Sunflower Place be repaired due to sloughing on the edge. Tim will be asked to address this.

There being no other business, Steve moved to adjourn the meeting at 8:50pm. Bill seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager