

San Juan River Village Metropolitan District Regular Monthly Meeting Minutes

September 14, 2017

The meeting was called to order at 6:35 pm by Carrie Wienckowski, President. The directors present were Bill Wittwer, Steve Wilkins and Louise Sumner Woods. Property owners, Shawn & Joni Felts, Travis Fleming, Steve & Janet Hanks, Dennis Schlichter and Jason Judd were present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes for August 17, 2017. Bill seconded and the motion carried.

Water Department Report:

The customer water usage report was reviewed for August – 557,150.

The board reviewed the DOLA 2016 Colorado Municipal Water and Wastewater Rate Survey results for 2015. Metro rates were added in the left margin as a comparison (see attached). Cynthia will inquire with DOLA about a rate calculator that could be used for further comparison. The board will continue to evaluate the rate structure for the District in the coming months.

Old Business:

The board discussed the undeveloped Harman Ave. cul-de-sac and Unit 1 Lot 40X. Steve reported that he met with each adjoining property owner involved, individually (Flemings, Judds & Hanks). All proposals presented by the Metro's attorney and Archuleta County personnel regarding building the road vs. vacating it were discussed with each of them. The Metro's attorney felt there was some ambiguity in the language used in the service plan as to whether or not the road had to be built out. In order to vacate the road, all parties would need to be in agreement as to how the vacated land would be split up between them and still allow for access by the Judd's to their property and the Hank's to their outbuilding. Steve reported that the affected property owners were not in agreement with regards to vacating the road. In fairness to everyone, if the parties couldn't agree, the Metro board would need to decide whether or not to build the road. Preliminary engineering costs could be built into the 2018 budget. From that point, a more concrete estimate of the cost to build the road could be obtained. The board would then need to address funding options: special assessment; a bond; or saving over an extended amount of years to fund the project. Another option would be for the Judd's to sell the property. The Hank's expressed interest in purchasing it, but further negotiations would need to ensue. If the Hanks were to purchase the property, Steve asked the board to consider refunding the Judd's the fees paid into the District over the years for services not provided. In exchange, an agreement stating that no services would ever be provided to this lot could be obtained. The board could then go through the vacation process with Archuleta County and the property would be split between the Hanks and the Flemings. The board also discussed the possible purchase of an easement across the Fleming's property to loop the water line from Harman Ave. to Swiss Village Dr. This could help with negotiating an equitable agreement for vacating the road, acquisition of additional property for the Flemings, and a fair market price for the Judd's property if purchased by the Hanks. The board will give the affected parties a month to negotiate and offered to assist with mediation, if requested. If no agreement can be obtained in this timeframe, the board will proceed with budgeting for engineering costs in 2018.

Sewer Department Rept:

Quality Pipe rehabilitated 4 manholes. FEI has been researching options for the lift station rebuild. There are better options available than what the District had previously budgeted for this year. These options would be more cost effective with electricity and easier on all the existing parts. We are hoping to have some quotes available by next month for review. If the weather allows, this could still be accomplished this year if the price is within the 2017 budgeted amount.

Road Department Report:

Andy replaced two culverts, as budgeted for this year. Dennis Schlichter asked that the lower culvert on Steep St. be looked at – there is a pile of debris that is washing down the ditch. Tim investigated and found no issue.

Cynthia reported that the speed bump sample that was brought in last month is the best option for the District. The manufacturer could custom make a speed bump that would be appropriate for 5 mph at a much higher cost and it would require reflective paint to be reapplied each season rather than the plastic reflectors built in. The quote that was obtained earlier would provide for 20 speed bumps that are 21 ft. across in length.

The Adrien family has requested that the sign that was on the old bridge stating “Adrien’s Bridge” be erected on the new bridge in memory of the Adrien’s that owned a cabin on the other side of the bridge before the area was developed. Steve moved to approve the sign being erected, at Tim’s discretion on the placement, to honor the history of the neighborhood. Bill seconded and the motion carried.

Carrie said she has received some complaints about construction equipment being parked at the water plant that are not Metro owned. They are being staged there for construction of several homes on the river side. Cynthia will talk to Tim about this and ask that they not use this space. The board discussed the need for a maintenance building to protect Metro equipment and help hide them from view of adjoining neighbors. Carrie suggested building a berm and planting trees/shrubs to screen the equipment from view.

Parks & Recreation Department Report:

Louise inquired about the bank stabilization project that Gordon Graves is interested in doing on the river by his property. The work would need to the approval of the Corp of Engineers. Bill is familiar with this type of activity and Louise will ask Gordon to call Bill for further information.

Administrative Report:

The District is in compliance.

The board reviewed the preliminary 2018 budget capital projects. Tim has requested a UTV with a commercial mowing attachment. The mower is replaced almost annually and Tim needs a smaller vehicle to get around the neighborhood. Keith uses the Metro truck and Tim is currently using his personal truck to perform Metro business.

Fifteen delinquencies totaling \$7,804.47 were noted.

Treasurer’s Report:

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

There were no bills presented for payment.

New Business:

Bill reported that Steve Wilkins has submitted an application for a new well permit.

Other Business:

Steve reported on the POA meeting. They discussed how to deal with issues of garbage and short term rentals. The board is still considering hiring a business manager to help with the paperwork aspect of enforcing ordinances in a timely manner. They also discussed erecting a fence in several areas that adjoin National Forest, as they have been informed that USFS has leased the property for cattle. The board is also pursuing the quiet title action with regards to the river. There is a property owner that is pursuing legal action to claim ownership of property beyond their pins to the river to be able to build their

home closer to the river. Carrie suggested the POA hold a community work day to help remove the fencing on the mountainside by the highway. The POA could provide food as incentive.

There being no other business, Bill moved to adjourn the meeting at 9:10pm. Louise seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager