

San Juan River Village Metropolitan District Regular Monthly Meeting Minutes

October 12, 2017

The meeting was called to order at 6:31 pm by Carrie Wienckowski, President. The directors present were Bill Wittwer, Steve Wilkins and Louise Sumner Woods. Property owners, Shawn & Joni Felts, Dennis & Suzi Schlichter, Lisa Baker, Butch Mackey and Christine Hicklin were present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes for September 14, 2017. Louise seconded and the motion carried.

Water Department Report:

The customer water usage report was reviewed for September – 463,900.

The board reviewed the DOLA Utility Fees, Rates and Collections publication as well as the Briliam Rate Study conducted in 2009 that Cynthia emailed prior to the meeting. The board will continue to evaluate the rate structure for the District in the coming months through the budget process.

Sewer Department Rept:

Nothing new to report.

Road Department Report:

The board discussed whether or not to have Andy grade the roads this fall. It was the consensus to monitor the roads through the winter and ask Andy to grade in May. Andy will be contacted to let him know that the board is pleased with the warranty maintenance work he performed and request to get on his list early to grade the roads in May.

The board requested that Tim use the material scraped off the roads from the speed bumps as fill in the ditch by Nadia Werby's house. Steve volunteered to donate some excess fill he has in the ditch as well. Tim will be instructed to smooth it all out once completed.

Carried suggested sending a letter to homeowners that are currently constructing homes to remind them that construction workers cannot park on District roads – especially during snow events. Cynthia will talk to Tim to see if he feels this is necessary.

Dennis & Suzi Schlichter asked that the Metro District send a letter to the homeowner at 621 Swiss Village Dr. requesting that they clean up the pile of debris at their driveway entrance to prevent erosion and drainage issues. They will also need to call for utility locates, as the Schlichter's have utility lines shallowly buried within this pile. The board instructed Cynthia to write a letter to the homeowner and if the issue is not addressed, it will be turned over to the County for enforcement.

Parks & Recreation Department Report:

Carrie spoke with Graham Whitehead regarding Aspen Pond. Alum has been used to held retard the growth of algae. No chemicals have been used due to health issues of a homeowner near the pond. Grass carp will be purchased next spring (if available) to help address the issue.

Administrative Report:

The District is in compliance.

The board reviewed the draft 2018 budget. Each Fund – General, Water and Sewer was discussed. The board went through the line items and made modifications. Louise suggested using a 7 year average which would not include the current year's estimated totals. Next year's budget will more closely track the 7 year average, rather than an inflated amount. The 10% Cost Over Run line item can make up any shortfall in expenditures. The spreadsheet also outlined the capital projects in each fund that have been

recommended for consideration to the board. These items were discussed in detail and the board will review and prioritize them over the next month. Cynthia will modify the draft budget with the board's recommendations and email it out for further review.

Seventeen delinquencies totaling \$7,846.19 were noted.

Treasurer's Report:

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

There were no bills presented for payment.

Old Business:

The board discussed the undeveloped Harman Ave. cul-de-sac and Unit 1 Lot 40X. Steve reported that the Hank's and Judd's were unable to reach an agreement on the purchase price of the lot since the previous Metro meeting. 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. Bill suggested refunding interest on this amount as well. Louise moved to refund the infrastructure fees paid, plus interest in the amount of \$20,000 to the Judd's in exchange for an agreement stating that no Metro services would ever be provided to this lot. Bill seconded and the motion carried. Butch Mackey was in attendance on the Judd's behalf. He expressed an interest in assisting with negotiations of the lot purchase between the Judd's and the Hank's. The Metro's offer will be relayed to the Judd's for consideration and the Hanks out of courtesy.

New Business:

Steve requested that the Metro District split the cost of website development of property owner contact info with the POA. This would allow homeowners to log onto a secure site in which they could provide contact info for their property in the event that the Metro or POA needed to get in touch with them. The personal information would be used exclusively for official business by the Metro or POA administration only. This has been added to the list of potential capital projects for 2018.

Bill reported that there were no new well permit applications.

Other Business:

Steve reported on the POA meeting. Gordon Graves is pursuing a bank stabilization project on the river by his property. The type of material he will use for stabilizing the bank is still in question. 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. Lesley Burroughs resigned as secretary from the board.

There being no other business, Steve moved to adjourn the meeting at 10:08pm. Louise seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager