

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
December 14, 2017

The meeting was called to order at 5:40 pm by Carrie Wienckowski, President. The directors present were Bill Wittwer, Steve Wilkins and Louise Sumner Woods. Tim McRee, Operations Manager, was also present. Homeowner, Dennis Schlichter, was also present. Cynthia Purcell, District Manager, took minutes.

Bill moved to approve the minutes for November 9, 2017. Louise seconded and the motion carried.

Water Department Report:

The customer water usage report was reviewed for November – 262,700. Tim reported that he thinks Andy Weber may have a slow leak. He has been trying to contact him to discuss the problem. He is going to suggest that he install a pressure reducing valve (PRV). Steve inquired about the possibility of installing two meters in one pit: one for household use and the other for outdoor watering. Tim reported that was doable.

Tim reported that there was a pH spike in the system and the injectors got plugged up while he was out of town. This was the cause of the brown water reported by homeowners. He has consulted with Steve Omer of FEI and they are investigating the possibility of installing a pH alarm on the plant. This could be incorporated into the LOGIX upgrade next year.

Carrie expressed concern about the lack of snow and how it could affect the water supply. She would like to begin exploring the option of acquiring additional water rights and/or installing additional wells to ensure adequate supply for the future.

Sewer Department Report:

Tim reported that the wastewater discharge permit is up for renewal and expires in May, 2018. Gene is working on the renewal application and should have it ready to submit soon. Tim has worked hard to keep from violating the ammonia limits and believes the State will renew the permit for another 5 years, with the existing infrastructure (lagoons).

The lift station pump and parts have been ordered.

Road Department Report:

The board discussed speed bumps - the primary goal being to slow people down in the neighborhood. As discussed previously, the board opted to purchase prefab speed bumps due to the cost savings (materials and time) and uniformity that they would provide. Steve was able to test the two different sized prefab speed bumps. He felt the steeper model would be more effective. Bill moved to purchase the steeper prefab speed bumps. Louise seconded and the motion carried. Steve offered to sell his enclosed trailer to the District to store the speed bumps in for \$2,500. Tim reviewed photos and the load rating of the trailer and felt it would satisfy his needs. Louise moved to purchase the trailer from Steve after Jan. 1st. Bill seconded and the motion was carried. Steve abstained from the vote.

Tim has been pulling the gravel from the ditches back onto the roads. Once the moisture hits, the gravel will settle in.

Tim has also installed the thin ice signs around the ponds for the winter.

Parks & Recreation Department Report:

No report.

Administrative Report:

The District is in compliance.

Sixteen delinquencies totaling \$8,213.60 were noted. Bill reported that one of the properties on the list is going to tax sale which means the District should recoup the delinquent fees.

Treasurer's Report:

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

There were no bills presented for payment.

Old Business:

Cynthia reported on Harman Ave. cul-de-sac and Unit 1 Lot 40X. The Hanks purchased the lot from the Judds today. The fees paid into the District over the years by the Mackeys/Judds for services not provided, in the amount of \$20,000, will be refunded once evidence of the sale is presented. Cynthia has initiated the vacation of the Harman Ave. cul-de-sac with Archuleta County. The first step is to have all of the properties surveyed. The surveyor has been contacted and barring bad weather, is hoping to accomplish the task next week. The process with the County will incorporate the consolidation of the Hank's two lots; the vacation of the cul-de-sac and splitting of the land between the Hanks and Flemings; and a water line easement through the Fleming's lot.

New Business:

The board discussed employee yearly evaluations. Carrie and Steve did the evaluation for Cynthia. Cynthia did Tim's evaluation, with Gene's input. The goal for 2018 will be to improve communication between the board, Tim and Cynthia. Tim will be attending the board meetings each month to give a brief report and answer questions from the board. Cynthia will email the board updates between monthly meetings. Bill moved to award merit incentives to both Tim and Cynthia for their performance in 2017. Steve seconded and the motion carried.

The board reviewed the 2018 budget. Bill moved to approve the 2018 budget and associated packet to be submitted to the state and other official entities. Steve seconded and the motion carried. All documents were signed by Carrie and attested to by Louise. Cynthia reported that the December meeting in 2018 may need to be scheduled at an earlier date to accommodate the December 15th deadline for certification of tax levies to the county.

Bill reported that there were no new well permit applications.

Other Business:

Steve reported on POA business. The quiet title action by a homeowner near the river is still ongoing. The property owner contact development on the website is complete. Steve is inputting information derived from the county assessor's site. He invited board members to visit the website, input their personal data and report any issues back to him before he announces the launch to the neighborhood. The Jordan's are working through the county process of consolidating the road on their island (which was never officially vacated) with their lot. Their amended plat proposal goes before the BOCC next week. It will include a pedestrian easement next to their bridge for water access. The Metro District will need to sign off on the plat if approved. The POA is considering creating their own Dark Sky ordinance for lighting. Although the county already has an ordinance in place, this would allow the POA to be more proactive with educating homeowners and enforcing the ordinance.

There being no other business, Steve moved to adjourn the meeting at 7:45pm. Louise seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager