

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
February 8, 2018

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. Tim McRee, Operations Manager, was also present. Homeowners, Dennis & Suzi Schlichter, Shawn & Jodi Felts, Robert Soniat and Robert Ludwig were also present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes from January 11, 2018. Bill seconded and the motion carried.

Water Department Report:

The customer water usage report was reviewed for January – 529,900.

The board discussed the brown water issue. Tim reported that there was never a brown water issue until the District started dosing caustic soda to control the pH level in the water. Steve Omer, FEI Engineer, was consulted and recommended the installation of new pH parts – a universal controller, a sensor and flow cell assemblies. Tim has begun the installation of these new components. Once the water plant computer CompactLogix is upgraded, an alarm will be included to monitor the pH levels at all times. Tim is working closely with Steve Omer to address the brown water issue. Dennis Schlichter produced copies of emails he received from other engineers stating the pH could not cause brown water or sediment. They proposed flushing the water lines. It was suggested that a sample of the brown water be collected, if this occurs again, to be tested for composition. Carrie stated that the flushing of the hydrants was performed by the Fire Department.

Sewer Department Report:

No report.

Road Department Report:

Cynthia reported that the District received a letter in the mail requesting information about a couple of Metro owned lots for possible purchase – Unit 1 Lot 162 & 163. Each lot is approximately .5 acre. Cynthia provided the prospective buyer with lot sizes and actual dimensions of each lot line. Even with setbacks, there is enough land to build on. One possible issue is the overhead power lines on these lots. Cynthia provided a link to the building requirements and Metro hookup fees, etc... from the website. She also advised that they talk to LPEA first regarding the power lines. They wanted to know how much the Metro would sell the lots for. She told them to make an offer and she would bring it to the board. They sent a subsequent letter asking how much the District would sell Lot 163 for. Cynthia will respond to the request stating that the Metro has had offers for other lots of similar size within the District for \$50,000 and has turned them down. The board would consider an offer higher than this.

The board discussed the future of Little Beaver Place. A portion of the road is currently being maintained as a private easement by Joe Jordan per a resolution that was signed in 2001 by the District. As the road is within the Metro District boundaries, Joe would like to open discussions with the Metro to reinstating this as a Metro owned and maintained road. The resolution will need to be reviewed by Jeff Driscoll, attorney, to determine if it is legally binding. Steve stated that all property owners should be treated equally within the District.

Parks & Recreation Department Report:

No report.

Administrative Report:

The District is in compliance. The Call for Nominations was posted in the SUN last Thursday.

Twenty One delinquencies totaling \$6,821.52 were noted.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for January, 2018. Robert Ludwig requested additional speed bumps be installed on Alpine Dr. He also asked the board to consider using a dust suppressant on all of the roads or problem sections. The board would like to get feedback from property owners about using mag chloride. The board will further investigate dust suppressant options. Steve moved to accept the financials. Bill seconded and the motion carried.

There were no bills presented for payment.

Old Business:

Cynthia reported on the Harman Ave. cul-de-sac. She met with Steve Hanks on site and they discussed the vacation. The Hanks and Flemings came to an agreement with regards to a new lot line delineation. The west portion of the vacated cul-de-sac will be consolidated with Lot 30x and 40x to form one lot owned by the Hanks and the remaining vacated cul-de-sac will be consolidated with Lot 42x to form the lot owned by the Flemings. The Flemings shed will be moved by the District in exchange for a water easement through his property. The District's road will be reshaped to avoid encroachment on Lot 27. Cynthia has started the vacation process with the county.

New Business:

Cynthia and Tim met on site to discuss the new maintenance building. Tim staked out the proposed building on the lot where the old meeting house once was. A few minor revisions to the original plan were suggested: 20 ft. high side walls on the center section of the building and 14 ft. high garage doors on either side; an extended roof on the entire front of the building extending to each side to shed snow; and possible windows above each garage door in the center portion to help regulate the temp of the building and allow natural light in. Steve reported that Dennis Jeffrey is not available to oversee the construction of the building.

Bill reported that there were no new well permit applications.

Other Business:

Steve reported that the POA hasn't had their meeting yet.

Robert Soniat reported that FireWise is interested in designating the neighborhood as a FireWise Safe Subdivision. This designation would require that fire trucks are able to safely pass on all roads. If this designation is obtained, the homeowner's fire insurance rating would lower – it is currently at the highest rate. Trees may need to be cut to allow adequate width for passage of emergency vehicles. Grant money is available, if needed. Robert and Bill Trimarco, FireWise, will be driving the neighborhood in March and Robert will report their findings to the board. The fire curtain and chipper will also be available again this year.

There being no other business, Bill moved to adjourn the meeting at 8:35pm. Louise seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager