

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

The meeting was called to order at 6:30 pm by Carrie Wienckowski, President. The directors present were Bill Wittwer (via phone), Steve Wilkins and Louise Sumner Woods. Homeowners, Dennis Schlichter, John Bush and Anna ? were also present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes from February 8, 2018. Louise seconded and the motion carried.

**Water Department Report:**

The customer water usage report was reviewed for February – 292,400.

The board discussed the brown water issue. Steve Omer, FEI Engineer, was consulted and recommended the installation of new pH parts – a universal controller, a sensor and flow cell assemblies. We are waiting for a few more parts to be delivered. Steve Omer wrote up a synopsis of the issue and what is being done to address it. This was shared with the board and all present. The water plant computer CompactLogix will be upgraded in April, which will include an alarm to monitor the pH levels at all times.

**Sewer Department Report:**

The new lift station pump will be arriving April 3<sup>rd</sup>. Tim will rent a bypass pump for about a week while he installs the new parts.

**Road Department Report:**

The board discussed road maintenance for this spring. Dennis Schlichter had requested copies of the receipts for gravel purchased from Andy Weber. He reported that CrossFire charged less for gravel than Andy Weber. He noted that the Metro District had purchased reject material and inquired what this was used for. Cynthia will talk to Tim and report back. The board requested that quotes be sought from CrossFire, Smith Co, and Colorado Rock & Dirt for grading, gravel and maintenance. Steve suggested having extra gravel on hand to touch up muddy areas. The board also discussed dust suppression. Dennis Schlichter will be meeting with Archuleta County Engineer, Bob Perry, tomorrow to discuss this issue and how the Metro and County can work together to address dust particulates in the neighborhood. Louise suggested using Mag Chloride on a high traffic area, as a test.

Tim installed a test speed bump in front of the water plant. He has requested to start installing the remaining speed bumps throughout the neighborhood. The board was favorable and left that judgment call to Tim, as he may have to plow more snow once they're installed.

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 was reviewed by Jeff Driscoll, attorney, and it was his opinion that the document was legally binding. The document was tied to the land, not the owner. Steve stated that all property owners should be treated equally within the District and wanted to explore the possibility of maintaining this road. As a public road, Steve stated that the responsibility ultimately is the Metro's charge. Cynthia will contact Archuleta County to discuss options, as this is a public platted road, but due to the terrain, can't meet the counties road specs. If the road was to be serviced by the Metro District, it would be given treatment equal to that of all the other roads within the District.

**Parks & Recreation Department Report:**

No report.

### **Administrative Report:**

The District is in compliance. Cynthia cancelled the 2018 election of officers as there were not more candidates than offices to be filled. Louise was declared elected. There will be two vacancies on the board in May. Cynthia presented the Cancellation of Election Resolution for Carrie's signature.

Cynthia presented the Exemption from Audit application prepared by Mike Branch. Mike noted that the check written for the deposit on the Bobcat last year was never cashed. Therefore, it would have to be taken out of this year's budget. Steve moved to approve the Exemption from Audit application and resolution. Bill seconded and the motion carried. All board members present signed the application and associated resolution.

Twenty Seven delinquencies totaling \$9,297.86 were noted. Several 10 day disconnect notices were sent out at the beginning of the month, but all have since paid.

### **Treasurer's Report:**

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for February, 2018. 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. road vacation. The application and associated paperwork has been submitted to Archuleta County. The preliminary sketch plan phase should be completed by the end of the month. If all goes smoothly, it will be presented at the BOCC planning meeting on April 25, 2018 and then finalized at the BOCC board meeting on May 15, 2018.

### **New Business:**

Cynthia, Tim and Steve met to discuss any structural changes from the existing steel building plans of the new maintenance building. Steve reported that Jeff Hester would consider working as a consultant on the project at \$35/hr if we can provide acceptable terms. Jeff suggested hiring an architect to design the exterior of the building to blend into the neighborhood and meet the POA's standards. Steve will contact the architect recommended by Jeff to inquire about cost. Steve also reported that the steel building and foundation plans would be engineer stamped and they have a crew available to erect the building. Carrie inquired about the zoning regulations on the proposed building lot and whether it was zoned for light industrial. Cynthia will contact Archuleta County to determine.

Bill reported that there were no new well permit applications.

### **Other Business:**

Steve reported that the POA has an ongoing litigation matter. They are also working on a Dark Sky ordinance that would mimic Archuleta County's ordinance. It would allow the POA to be the first to address violations with homeowners. If this route was not successful, it could still be sent to the county for regulating.

Dennis Schlichter presented two water samples taken from Harman Ave. They both had sediment in the bottom of them. He sent a sample to Green Analytical for testing, but has not received the results yet. He spoke with Andrew Conner at PAWSD who felt pH wasn't causing the brown water problem. PAWSD uses a 25% sodium hydroxide solution to balance the pH, whereas the Metro District uses a 50% solution. Dennis also presented a "Main Water Break Response Guidance" and requested that the Metro notify all homeowners with a door tag when a water line break occurs. He stated that the lines should be flushed after a break. Cynthia reported that the Metro District has a Standard Operating Procedure (SOP) manual that follows state guidance of the requirements followed when a water break occurs. Dennis contacted the Pagosa Fire Protection District (PFPD) to inquire about hydrant testing in the neighborhood. The last inspection performed by PFPD was in 2013. Cynthia consulted with Jeff Driscoll, attorney, and it was his opinion that the inspection of hydrants is the responsibility of the PFPD. He is consulting with another attorney who had the same issue in Grand Junction and will have further direction next week. He suggested that Dennis attend a PFPD board meeting to inquire as to why they are not servicing the hydrants within their District anymore. Cynthia produced a log Tim has been

keeping as to when the water lines were flushed in 2017 and 2018 (basically every two months). Dennis also produced a document with stone calculations and the amount needed to construct a speed bump.

Anna inquired about the chemicals being used within the water system and whether fluoride was added to the water. She asked why the higher concentration of caustic soda was being used when PAWSD uses half the strength. Steve stated that the concentration of caustic soda used regulates the pH level to within the state mandated requirement before being released into the water system. The amount of 25% solution would need to be doubled to achieve the same level.

There being no other business, Carrie adjourned the meeting at 8:35pm.

Respectfully submitted,

Cynthia Purcell  
District Manager