

**San Juan River Village Metropolitan District**  
**Regular Monthly Meeting Minutes**  
May 10, 2018

The meeting was called to order at 6:33 pm by Louise Sumner Woods, President. The directors present were Bill Wittwer and Steve Wilkins. Homeowners, Dennis Schlichter, Bonnie Weathers, Joe Jordan (via phone), Shawn & Jodi Felts, Jan Wittwer and John Bush were also present. Tim McRee, Maintenance Operator, was present. Cynthia Purcell, District Manager, took minutes.

Louise informed all present that Metro meetings would be conducted using Robert's Rules and asked the public to refrain from comments until the appropriated time set aside in the agenda toward the end of the meeting.

Bill moved to approve the minutes from April 12, 2018. Louise seconded and the motion carried.

Tim gave a brief report to the board about the lift station rehab. The two pumps were replaced and are running well. The only remaining item is to patch the interior of the tank where the pumps were installed through the bottom. Tim will contact SkyWerx to investigate what is necessary to install telemetry from the new unit. Tim also reported that the pump in the lift station on Little Beaver has burned up. He is getting quotes to replace it. The water plant computer is still having issues. Tim took the computer to Marcel Schenk to be fixed today. The Logix is due to be upgraded in June and a battery backup will be purchased. Tim will be extending the culvert on Weber's ditch on Descent Drive. He also noted that homeowners need to keep their bushes/plants pruned back from the road right-of-ways as to not create barriers for safety issues. Tim will be on vacation for two weeks. He has arranged for Gene Taugtes to monitor the water plant and Todd Miller will be on call to perform any necessary on-the-ground repairs. A summer helper, Trevor Bryant, has been hired and will begin work June 4, 2018. Steve suggested implementing procedures for property owners to request work to be done in the neighborhood. Steve requested that property owners please contact Cynthia through the business office with any work items they would like performed and to NOT contact Tim directly. The requests will be reviewed by the board who in turn will instruct Cynthia to have Tim perform the work or not. Tim will only accept work orders from Cynthia with approval from the board. Cynthia will post this to the website and add to the comment area of future billings.

**Road Department Report:**

The board discussed the future of Little Beaver Place. At the last meeting Robert Soniat stated that Mike Allen had to have a letter from the Metro District releasing him from the District in order to receive a building permit. He requested that the board table this discussion until the letter could be found. Cynthia reported that she contacted Archuleta County to inquire about the letter that may be in their possession. The county had a copy of the resolution, but no letter from the Metro District. The board then discussed any cons with reinstating maintenance of Little Beaver Place. Bill stated that there was a possibility, although small, of erosion of the road due to the river. He felt if this were to happen, that standards are already in place from the Corp. of Engineers to address this. The Corp. would need to be notified, but no lengthy permit process would be required. Joe proposed that if the Metro District reinstated maintenance of the road that he would begin paying the \$80/month infrastructure fee. Steve moved to accept Joe's proposal of paying the \$80/month infrastructure fee and Metro will maintain Little Beaver Place, which will receive the same maintenance considerations as given to all roads within the District boundary; also, to rescind Resolution 2001-03: A Resolution to change the status of Water and Wastewater, and Roads Service for contiguous lots 153-165, Unit 2, San Juan River Resort and prepare a new document outlining this agreement that will be recorded with the Archuleta County clerk. Bill seconded and the motion carried. Cynthia will ask Jeff Driscoll to prepare a resolution for signature. Cynthia will order a new sign to be posted on Little Beaver Place stating: Dead End, Caution – One Lane Road, No Public River Access. An additional sign will be ordered to post on Sunflower Place as well.

Cynthia reported that CDOT will be performing a 2.5" asphalt overlay project on Hwy 160 from Hwy 84 to Treasure Falls. The project has commenced, but is not anticipated to be complete until the end of October. As part of this project, CDOT will be required to pave all approaches along the highway up to 20 feet from the white line, or as appropriate for each location. Cynthia recommended that the board hold off on paving the west entrance to the subdivision at Alpine Drive until next year. Louise moved to not pave the entrance on Alpine Drive this year and reconsider it in next year's budget process. Bill seconded and the motion carried.

The board discussed the three road maintenance quotes received for grading and adding additional road base to the existing roads. As LPEA will be digging up the roads in the lower part of the subdivision for the majority of the summer, the board decided to concentrate maintenance efforts on the mountain side of the subdivision this year. The board reviewed a map of the roads within the mountain side of the neighborhood and discussed options of including a small test area with an application of mag chloride. Dust abatement was not included in the current quotes. The board discussed grading the major thoroughfares: Swiss Village to Heidi Ct; and Harman Ave. to Larkspur Place. Additional gravel could be laid, as funds allowed, from the top of Steep St. to Larkspur and the bottom of Steep St to Heidi Ct. Steve moved to get quotes from two of the three contractors that originally submitted bids to grade Swiss Village to Heidi Ct; and Harman Ave. to Larkspur Place; to add 3" of roadbase from the top of Steep St. to Larkspur and the bottom of Steep St to Heidi Ct; and to apply a small test area of mag chloride along Swiss Village, including a date of when they would be available to perform the work. Bill seconded and the motion carried. Cynthia will obtain quotes and send to the board for review.

Three homeowners have requested that speed bumps be installed by their residences: Robert Ludwig – two along Alpine Dr.; Addie Greer – one toward the bottom of Descent Dr.; and Gretchen Grotz – one on Harman Ave & Steep St. The board reviewed the requests. There are currently 16 speed bumps installed in the neighborhood – 8 on the mtn side and 8 on the river side. There are 4 speed bumps left in inventory for placement. Steve moved to install the speed bumps at or near the locations requested by all three homeowners, considering input from each of the homeowners on placement: Bill will meet with Robert Ludwig; Louise will meet with Addie Greer; and Steve will meet with Gretchen on site to mark the location. Bill seconded and the motion carried. Tim will be notified by Cynthia of the placement for installation upon his return from vacation.

Steve reported that Graham Whitehead has requested that the new speed bumps be notched or gapped to accommodate his motorcycle. The board discussed safety concerns with gapping the bumps – it could cause them to be unstable and not as solid for all traffic. Steve reported that he has driven over the bumps on his motorcycle and a bicycle and has not had any difficulty. After discussion, the board instructed Cynthia to write a letter to Graham explaining that from a safety standpoint, modifying the bumps would degrade their integrity and could cause instability for all traffic.

#### **Water Department Report:**

The customer water usage report was reviewed for April – 349,650.

Louise brought a copy of PAWSD Drought Management Plan. They will be assessing a drought surcharge depending on the drought level. She requested that a note be added to the comments on future billings asking customers to be water conscious. Information will also be added to the website on conserving water.

The board discussed the brown water issue. Steve Omer, FEI Engineer, provided a follow-up report on the progress being made toward a solution (see attached report). They are still collecting options from vendors and will then develop a preliminary comparison matrix.

#### **Sewer Department Report:**

The new lift station pumps and associated parts were installed as reported above in Tim's report.

#### **Parks & Recreation Department Report:**

Cynthia reported that she was able to acquire four grass carp for the upper pond. The fish should hopefully be here next week. She will pick them up from Durango in a cooler and release them in the pond. Cynthia will post this to the website as well.

#### **Administrative Report:**

The District is in compliance. Gene is preparing the Consumer Confidence Report (CCR) and it will be distributed in June's billing. Louise signed the Oath of Office for the 2018-2022 term of office.

There are currently two vacant seats on the board of directors. Three people have submitted their name to be considered for these appointments, thus far. The board instructed Cynthia to email each applicant the expectations and requirements of serving on the board along with a list of questions for them to

respond to. These written replies will be forwarded to the board for review in their board packet for consideration of appointment next month.

Eighteen delinquencies totaling \$6,116.98 were noted.

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

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for April, 2018. Louise inquired about the General Fund Balance Sheet and why the Taxes Receivable amount has not been updated monthly to reflect the current position. She also noted that the Account Receivable – Infrastructure Fees doesn't equal the amount on the delinquencies statement. The Water Fund Balance Sheet also shows a negative amount for Accounts Receivable. Louise requested that these items be addressed with Lisa Quiller/Peggy Cotton to accurately reflect the financial standing of the District. Steve moved to accept the financials. Louise seconded with the exceptions being noted and the motion carried.

There were no bills presented for payment.

#### **Old Business:**

Cynthia reported on the Harman Ave. road vacation. Cynthia attended the BOCC planning meeting on April 25, 2018 where the final plan was presented and approved. It now goes to the BOCC for consideration at their board meeting on May 15, 2018. Tim moved Travis Fleming's shed to within his property boundary this week.

#### **New Business:**

The maintenance building was discussed. Cynthia reported that the conditional use permit was only valid for one year. A building permit would need to be obtained within this one year time frame and the project completed within one year of pulling that permit. The District could construct the building in phases by submitting plans to construct a storage facility to house the equipment. The intended meeting space would need to be designated as storage as well. Once this was complete, the building could be occupied with equipment. A change of use permit would then need to be sought to convert the area to a meeting space with office and bathroom. Steve reported that the original design didn't meet the POA restrictions for roof pitch. The architect revised the design to conform with the requirements, which made the building taller. He just received a quote from the steel building manufacturer and will forward it on to the board once he's had a chance to review it. Steve suggested that the board members and staff meet on site to discuss the best possible placement of the new building. It may mean consolidating several lots together which would require additional processes through Archuleta County to accomplish. Cynthia will arrange for a meeting time once Tim returns in June. The board tabled discussions until next month once solid quotes can be obtained.

Bill reported that there were no new well permit applications. Louise noted that Jeff Rogers was planning a well/pond. Louise will have Jeff contact Bill.

#### **Other Business:**

Steve reported on the POA meeting. They approved a building permit and a couple of fences. The dumpster will be brought into the neighborhood in June for community cleanup. The annual picnic has been scheduled for July 15<sup>th</sup>. The POA has hired an attorney to acquire a quiet title for the river corridor. Steve asked if the board was willing to have the Metro attorney share info he gathered while working on the issue with the POA's attorney. Louise moved to allow Jeff Driscoll to share information acquired while working on the quiet title action for the river corridor with the POA's attorney. Bill seconded and the motion carried.

#### **Public Comments:**

Bonnie Weathers stated that when voting on matters that affect everyone in the neighborhood, public comment should be allowed before the board takes action. Bonnie felt the addition of 3" of gravel would help with dust abatement; she was not in favor of using mag chloride. She also inquired about how the maintenance building would be heated. Steve reported that there would be in-floor heating and a wood burning stove in the shop portion and the meeting room would be heated only for meetings.

Dennis Schlichter received the results from the water he submitted for testing: the turbidity was 6.6; normal is 0. He stated the professionals he spoke with suggested unidirectional flushing to remedy the problem – starting at the highest point and working your way down through the system. If iron was present the water would be red; if magnesium was present the water would be black. His sample was brown. As there are a lot of dead ends in the water lines, Louise asked Cynthia to report back next month on the process Tim uses to flush the lines and if the water is run until it is clear. Dennis reported that Bob Perry, Archuleta County Engineer, state that a 20 foot width is adequate for roads to be graded. He requested the District hire a consulting firm to make sure the road base laid is what was paid for. Cynthia will make some inquiries into the cost of this service. Dennis inquired about the fish to be placed in the upper pond and their longevity. The fish are not expected to over-winter and will be an annual expense.

Shawn Felts inquired about the LPEA project and how they were going to deal with driveways. The board instructed him to contact LPEA or the contractor on site to answer this. He also inquired about whether or not the District had an easement for the sewer line that goes across Wolf Creek Estates. Cynthia will investigate and report back at the next meeting. Shawn requested that the public comment section of the agenda be moved to the beginning of the meeting to allow homeowners to make remarks about topics that will be up for discussion. The board was favorable. It will be slotted right after Tim's report.

There being no other business, Louise adjourned the meeting at 9:00pm.

Respectfully submitted,

Cynthia Purcell  
District Manager

**From:** Steve Omer  
**Sent:** Thursday, May 10, 2018 3:58 PM  
**To:** Cynthia Purcell  
**Cc:** Mark Dahm; Tim McRee  
**Subject:** RE: Brown Water Plan Update

Hello Cynthia,

Since the last water quality update, we've begun communications with two different equipment vendors and a PhD chemist who often assists FEI with water quality studies.

After review of the available data our chemist recommended eliminating several potential oxidants, including the previously mentioned potassium permanganate; the reaction kinetics too slow to support that option. He has recommended we consider chlorine dioxide for this application, it is a chemical commonly used for both metal precipitation and reduction of disinfection byproducts. There are two options to deliver this chemical; it is typically created using an onsite generator as the raw chemical must be stabilized for shipping, adding expense beyond normal chemical shipping costs. The SJRV lab data leads to a prediction of very low usage of this chemical; due to this the vendor is currently working on a review of whether a generator purchase or long term chemical delivery would be more economical for the SJRV.

I have also received preliminary feedback from another equipment representative for an activated media pressure vessel option. Once I receive a bit more information from the chlorine dioxide vendor I'll be able to develop a preliminary comparison matrix for the options.

Whichever options is selected, we'll have to work through the state health department to get their approval before moving forward. Please let me know if you have any questions or concerns with the status of this evaluation.

Thank you,

**Steve Omer, PE, CWP**  
Project Engineer  
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