

**San Juan River Village Metropolitan District**  
**Regular Monthly Meeting Minutes**

June 14, 2018

The meeting was called to order at 6:38 pm by Louise Sumner Woods, President. The directors present were Bill Wittwer and Steve Wilkins. Homeowners, Bonnie Weathers and Graham Whitehead were also present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes from May 10, 2018. Louise seconded and the motion carried.

During the work session prior to the meeting, Tim gave the board members a tour of the water plant and showed them how the water is processed. He also described how he flushes the water lines – from the top down, until the water runs clear. He approximated that 30,000-40,000 gallons of water is flushed from the lines and it takes 2 full days to complete the entire system. The board then met at the site of the proposed maintenance building to discern the placement of the structure.

Public Comment Period: Bonnie Weathers inquired about the water violation in December. Louise stated this would be addressed under the water report later in the agenda.

**Road Department Report:**

The board reviewed a resolution to rescind Resolution 2001-03 and reinstate the maintenance of Little Beaver Place. Bill moved to approve Resolution 2018-01 to rescind Resolution 2001-03 in its entirety. Steve seconded and the motion carried. Louise signed and Bill attested the resolution. It will be filed with Archuleta County. Joe Jordan requested that a second sign be erected stating “Private Residences, No River Access, No Parking.” The board was not favorable to an additional sign.

The board reviewed the road maintenance quotes obtained from CRD for grading and GMCO for the application of mag chloride. SmithCo did not return a second bid. The total budget for road maintenance is \$46,200. With the quotes obtained, the District can have approx. 1.6 miles of roads graded, .78 miles of 3” ABC gravel applied at 20’ wide, and .75 miles of mag chloride applied. Steve moved to accept the bids from CRD to perform road grading along Harman Ave to Larkspur Place and Swiss Village Drive up to Heidi Ct.; to apply ABC gravel along Harman Ave from Steep St. up to approx. Larkspur Pl. and Swiss Village Drive from Steep St. up to approx. Heidi Ct.; and accept the bid from GMCO to apply mag chloride along Harman Ave and a small portion of Swiss Village Drive. Bill seconded and the motion carried. Cynthia reported on quotes she obtained from engineering firms to perform quality control and oversight of road maintenance projects. After discussion, the board opted to not incur the additional expense of oversight. The gravel load tickets will be reviewed against the area covered to determine approximate coverage. The board also discussed taking photos of trees/shrubs along the test area for the mag chloride before it is applied to compare with at a later date.

Graham Whitehead requested that the board consider grading and laying gravel on auxiliary roads in addition to the main thoroughfares. Graham had emailed a request to the board to reconsider modifying the speed bumps to allow a gap in the center of each bump for his motorcycle. He expressed that he doesn’t feel comfortable traversing the current speed bumps. The board explained that the speed bumps were installed to curtail speeding in the neighborhood and modifying them would degrade their integrity and allow vehicles to traverse them at a higher rate of speed. The speed bumps provide a uniform and consistent method to help keep speeds down. Therefore, the request was denied.

**Water Department Report:**

The customer water usage report was reviewed for May – 252,850.

The board discussed the brown water issue. Steve Omer, FEI Engineer, provided a follow-up report on the progress being made toward a solution. Iron and Manganese are causing the observed turbid water issues in the distribution system. The presence of these metals is considered an aesthetic quality rather than representing a significant health risk. While the recently completed lab testing results show both Iron and Manganese (in the raw water) at levels below the contaminant limits, the water chemistry is such that they are creating unacceptable levels of turbidity in the finished water. FEI compared several treatment options to filter out the Iron and Manganese in their report. The board will review the results and recommendations from FEI and discuss at the next meeting.

The water quality report violation in December was discussed. The violation was not related to unsafe water quality, but rather to a certification violation. The Lead & Copper was tested (within acceptable levels) and homeowners were notified of the results. The Operator in Responsible Charge (ORC) then certifies to the State that the homeowners were notified of the results. Due to a change in the State's electronic submittal process, the certification sent by the ORC was not accepted because it was on the wrong form. He had to resubmit the certification, which caused the infraction.

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

Cynthia reported that the sewer line which runs through Wolf Creek Estates has a common law easement.

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

Cynthia reported that she released four grass carp into the upper pond. Tim also dispersed barley extract in the pond to help alleviate the algae. Bill moved to purchase the non-toxic additive that PLPOA uses in their lakes to control the algae. Louise seconded and the motion carried. Louise inquired how long it will take to see results. Graham volunteered to monitor the effects of the fish and additive and report to Cynthia. Louise inquired about the build-up of algae on the first lower pond off Monkshood.

#### **Administrative Report:**

The District is in compliance.

There are currently two vacant seats on the board of directors. Three people had submitted their name to be considered for these appointments. Cynthia emailed each applicant the expectations and requirements of serving on the board along with a list of questions for them to respond to prior to this meeting. She did not receive any replies back from this request. The board will continue to recruit candidates for the vacant seats.

Louise announced that it was Bill's birthday and presented him with a card and thanked him for attending the meeting on his special day.

Fourteen delinquencies totaling \$4,883.96 were noted.

Cynthia reported that Lisa Quiller has given her notice at Peggy Cotton's office and her last day is July 31, 2018. Lisa would like to continue doing the bookkeeping for Metro out of her home. The board discussed the pros/cons of this arrangement. They would like to see a formal proposal from Lisa that includes a list of all the tasks she would perform, her hourly rate, and approximately how many hours she would spend on Metro business. Louise volunteered to create a list of all the accounting requirements she would like to be included. They asked that Lisa attend the board meeting in July to discuss this further.

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

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for May, 2018. Louise will be meeting with Lisa next week to discuss the objections she noted in last month's financials. 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. The BOCC approved the final plat on May 15, 2018. The mylar plat was prepared and both Travis Fleming and Cynthia have signed it. The Hank's will be back in town at the end of August and will sign at that time. We have one year to obtain all signatures and file it with Archuleta County.

Cynthia presented a new quote for telemetry for the lift station. The proposed Lift Station Dialer would connect via the internet (SkyWerx) and is substantially cheaper than the option currently in the budget.

The excess budgeted amount could be used to upgrade the little lift station with a new pump and control panel. Steve moved to accept the bid to install the Lift Station Dialer. Bill seconded and the motion carried. Cynthia will obtain a bid to rehab the little lift station with a new pump and control panel.

**New Business:**

The maintenance building was discussed. The board looked at possible placement options prior to the meeting. Within the next week they will report back to Cynthia about whether or not to start the process of consolidating the two lots at the site or to keep the footprint within one of the lots. Steve presented preliminary cost estimates thus far to build the shop/shell. The board tabled discussion of building this year. The board will consider moving forward with the special use permit process after the initial 2019 budget planning meeting this fall to determine if there will be enough funds to complete building the shop/shell for the meeting room next year.

Bill reported that there were no new well permit applications.

**Other Business:**

Steve reported on the POA meeting. Several homeowners have applied to erect sheds on their properties. The property owner ascertaining that their lot line went to the center of the river has withdrawn their complaint. The POA is trying to be more proactive with enforcement of the covenants and sending letters to property owners.

There being no other business, Louise adjourned the meeting at 9:01pm.

Respectfully submitted,

Cynthia Purcell  
District Manager