

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
September 13, 2018

The meeting was called to order at 6:30 pm by Louise Sumner Woods, President. The directors present were Bill Wittwer, Steve Wilkins and Doug Hampton. Homeowners, Bonnie Weathers, and Shawn & Joni Felts, were also present. Tim McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Doug moved to approve the minutes from August 2, 2018. Bill seconded and the motion carried.

Maintenance Operator's Report:

Tim reported on the progress of the road maintenance. The grading of the loop from Swiss Village, up Steep St. and around Harman Ave back to the entrance, has been completed. This area was also mag chlorided. Tracy Smith was going to finish the remainder of the grading from Steep St. up Harman Ave. and Swiss Village Dr. this week, but has been delayed by other projects. The highway paving project will begin next week and CrossFire won't deliver gravel while traffic is delayed due to the construction. It may be several weeks before the grading can commence. CrossFire has stated they will deliver the gravel in belly dump trucks after the highway project is complete and Tracy anticipates completing the grading within a three day time period. Bob Kimber is servicing the motor grader in preparation for this winter. Tim reported that the little lift station rehab parts should be arriving by Oct. 5th. He is currently repairing the water truck to be able to pump the sewage from this lift station during the rehab work. Tim has sprayed the cattails around Aspen Pond and they should be ready to burn next spring. Tim suggested Aspen Pond could be converted to a gallery well and the whole area could become a large park with grass. A sprinkler system could be installed to irrigate the grass with the well. Tim spoke with Bob Formwalt and the area is not considered a wetland, so no mitigation would need to be done. The board instructed Cynthia to contact the immediate homeowners surrounding Aspen Pond to get their input on this idea or what they would like to see in this area. She will report back to the board next month. Tim reported that the contractor was available to perform the water looping project in October. The board was favorable with moving forward with this budgeted project.

Public Comment Period: Bonnie Weathers inquired about the agenda item "Investment Fees for Home Remodels" and what "investment fees" meant. Cynthia reported that was the charge assessed for water plant and sewer plant infrastructure or tap fees. Shawn Felts commented on the meeting procedure and requested that homeowners have the option to comment on items throughout the agenda once a motion was made and before the board voted on it. Louise explained that the stricter procedures were implemented to keep order, but she would allow homeowners to make specific points before a vote was taken. Shawn also expressed his gratitude to Tim for alerting them of a water leak at their home.

Road Department Report:

The board discussed the mag chloride that was laid in a test area to control dust. Some of the vegetation (mostly scrub oak) has died in this area, but there is no sign of damage to any large trees. The board discussed the pros/cons to using mag chloride as dust abatement. Doug Hampton expressed that he is opposed to using mag chloride anywhere in the neighborhood as to not contaminate the water supply. Cynthia had obtained quotes last year for mag alternatives and will get updated quotes to be considered in next year's budget process.

Water Department Report:

The customer water usage report was reviewed for August – 645,000. Shawn Felts requested leniency on the sewer portion of his bill due to a water break. Doug moved to credit Shawn's bill for the tier 2&3 sewer charges, charging only the base sewer rate, but full water usage rate. Steve seconded and the motion carried. Pat Kahn requested leniency on her water bill due to the notice she received from Tim when there was a water break on Red Ryder Circle. The notice indicated that she should run the cold water tap until it ran clear to mitigate for brown water. She ran her tap for 45 minutes and asked that this be refunded to her. In reviewing her hourly water report, she used approximately 200 gallons of water in this event. Because water is billed in 1,000 gallon increments, 200 gallons did not make a difference in her bill. Cynthia will review the language used in the notice that Tim is distributing when breaks occur.

Doug reported that he and Tim were not able to connect with US Water Systems regarding the brown water issue. Cynthia reported that the SDA was conducting their annual meeting and one of the presentations was on iron and manganese impacts to potable water systems. She provided the contact info of the two water systems and engineering firm doing the presentation to Tim for follow up. Cynthia sent the board information gleaned from their respective websites regarding their public outreach efforts to their constituents. Steve suggested offering a rebate program to homeowners that have installed or will install a water filtration system to their home to help mitigate for the brown water. The board will consider this idea during the budgeting process for 2019.

Sewer Department Report:

Tim reported on the little lift station rehab project above.

Parks & Recreation Department Report:

The upper pond maintenance was covered under Tim McRee's report above.

Administrative Report:

The District is in compliance. The draft budget will be presented at the October 11th meeting. Bill reported that he will not be able to attend the meeting in October and will be calling in to the meeting in November.

Cynthia reported that the portal account has been established for online bill payment processing. She will be working with a representative from SIPA next week to build the back end of the system. She asked if any of the board members would be willing to test the system, once built, before opening it up to the whole neighborhood. All board members expressed interest in testing the system. Cynthia will notify the board once it is ready.

There is currently one vacant seat on the board. Cynthia reported that there have been no inquiries.

Twenty-one delinquencies totaling \$7,725.61 were noted. Louise reported that she is still working with Lisa on reporting.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for August, 2018. Louise will continue to work with Lisa on journal entries and cleaning up the accounts. Steve moved to accept the financials. Louise seconded and the motion carried.

There were no bills presented for payment.

Old Business:

Cynthia reported that the Harman Ave. Road Vacation has been filed with the county clerk and the project is now complete. The water line looping was discussed in Tim's report earlier.

New Business:

Cynthia reported on the replatting of the Metro lots to accommodate the maintenance building and 3 lots for resale. After meeting with John Shepard, the process will become a major subdivision replat. This will entail additional survey work and fees to accomplish. Through the replat process, the undeveloped, platted road in front of the wastewater lagoons would be abandoned. There is also a very small parcel of land at the entrance to the subdivision that is currently owned by the POA. If the POA is agreeable to quitclaiming this over to the District, it could be incorporated as well. This would clean up the plat. The board again discussed the option of just consolidating lot 10 and 11 to build the maintenance building and selling lots 12-15 as platted for development. An easement could be recorded for the maintenance road to the boneyard. There was a concern that lot 14 may not be wide enough to accommodate the county's 60 ft. minimum road frontage for building. Cynthia will research the widths of lots 12-15 and email the measurements to the board for their consideration of whether or not to continue with a replat or just consolidate the two lots.

Cynthia reported that Camille Cazedessus offered to sell Lot 165, Unit 1, to the District. The board discussed that the lot is unbuildable and they were not interested in purchasing it at this time.

The board discussed imposing investment fees for homes that are remodeled. As the fee schedule is currently posted, investment fees are paid by the number of toilets in the home. If a home is remodeled to include additional toilets that bump the home up into a higher tier of toilets, the homeowner would be responsible for the difference in price. The board was favorable to imposing the adjusted fees. Cynthia will prepare a form that could be included in the permitting process with the POA for the board to review.

The Short Term Rentals and Sewer Impact agenda item was tabled. It will be included in the Sewer Department Report next month.

Bill reported that he has given well application information to John Bush.

Other Business:

Steve gave a brief POA update.

There being no other business, Louise adjourned the meeting at 8:30pm.

Respectfully submitted,

Cynthia Purcell
District Manager