

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

The meeting was called to order at 6:34 pm by Louise Sumner Woods, President. The directors present were Steve Wilkins and Bill Wittwer. Homeowner, Bonnie Weathers was also present. Tim McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

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

Maintenance Operator's Report:

Road Department Report: Tim reported that the small area that was missed on Swiss Village when the grading was done will be completed in the spring.

Water Department Report: The customer water usage report was reviewed for November – 239,700. The water looping pipe has been installed and disinfected. It will need to be flushed and sampled before going online. Tim anticipates having this complete within the next two weeks. The board would like to get feedback from homeowners along Swiss Village after a few months to assess how this project has impacted the quality of their water. The computer logix was installed on December 12th. The pH monitor has been temporarily hooked up until the appropriate wiring comes in to complete it.

Sewer Department Report: Tim reported that the antenna on the little lift station will need to be raised by about 10 feet to ensure adequate reception.

Parks & Recreation Report: Tim reported that he and Doug dredged out Aspen Pond and one of the lower ponds. There was a considerable amount of excess material from Aspen Pond that was piled by the pavilion. Tim reported that Steve Hanks has hired Tracy Smith to build a pond on his property and inquired about obtaining the excess material for the construction. The board was in favor of allowing Tracy to haul the excess material away to complete his project. Steve inquired as to whether or not a dozer could be obtained to smooth out the bottom and surrounding edges of Aspen Pond to dress it up. Tim reported that because the material was so sloppy, they weren't able to smooth it out. Steve suggested waiting until the ground has frozen up a bit and then trying again with a dozer. Tim is going to discuss possible alternatives with Tracy Smith and report back.

Public Comment Period: Bonnie Weathers inquired about the dust abatement alternative Dust Stop. She was concerned that if we have a heavy winter the excess spring water runoff may cause a deficiency in the product's ability to work. She also asked if using gravel would degrade the product and if it needed frequent applications of water from the water truck to keep it intact. Cynthia will research this and report back.

Administrative Report:

The District is in compliance.

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

Twenty six delinquencies totaling \$8,412.30 were noted. Louise inquired as to whether or not there was still a lien in place on the old Bullard property. Cynthia will get with Lisa and report back.

Cynthia presented the 2019 budget. Steve moved to approve the 2019 budget and associated packet to be submitted to the state and other official entities. Louise seconded and the motion carried. All documents were signed by Louise and attested to by Bill.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for November, 2018. Steve moved to accept the financials. Bill seconded and the motion carried. The board discussed back up procedures for all Metro documents. Cynthia reported that all documents are kept electronically and backed up monthly on two separate flash drives. Lisa keeps one and Cynthia the other. Louise suggested that all the invoices could be kept electronically as well in QB. Cynthia will discuss this with Lisa.

There were no bills presented for payment.

Old Business:

Doug will commence the short term rentals sewer impact study on December 15th and conclude on January 5th. The board has authorized him to access all data available through the Mosaic system to complete this task. All rental homes must be registered with the county by January 1, 2019. Any that are not in compliance by that date will be turned over the county.

New Business:

Steve reported that he met with the architect to begin designing the maintenance building as a stick-built construction. He requested input from Tim and the board as to features to be included in the plans. The board discussed how they envision the building being used in the future and will continue to provide feedback to Steve throughout the process. Louise requested that a drop box be included for Metro/POA payments. The board also discussed the possibility of allowing homeowners to rent the space for parties or meetings. Bonnie suggested inquiring about how this might impact the District's liability insurance premium. Cynthia reported that Dean is still working on the survey for the replat. There are some discrepancies between CDOT's and the subdivision's recorded highway right-of-way. He anticipates having the survey ready toward the beginning of next year. The POA has signed the quit claim deed to transfer the small parcel of land at the entrance to the subdivision from the POA to the District.

Cynthia reported that purchase of Lot 165, Unit 1, should be complete by the end of the year. The court was petitioned to allow the father of one of the deed holders (a minor) to sign on his behalf. Jeff Driscoll is preparing the warranty deed now.

Bill reported that he has received an application from Robert Campbell to install a gallery well. The board reviewed the application and map of intended installation site. Steve moved to approve the application submitted by Robert Campbell. Louise seconded and the motion carried.

Other Business:

Steve reported on the POA meeting. The architectural committee reviewed several storage shed applications and they adopted their 2019 budget. They are working on a dark sky ordinance and the quiet title for the river is still ongoing. The POA dues will increase next year from \$120 to \$193.

There being no other business, Louise adjourned the meeting at 8:02pm.

Respectfully submitted,

Cynthia Purcell
District Manager