

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
January 10, 2019

The meeting was called to order at 6:39 pm by Louise Sumner Woods, President. The directors present were Bill Wittwer and Doug Hampton (via phone). Homeowners, Shawn & Joni Felts, and Bonnie Weathers were also present. Tim McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Bill moved to approve the minutes from December 13, 2018. Louise seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: Tim reported on snowplowing procedures. He plows out the parking lot at the old meeting house, areas by the entrances & mailboxes, and by the water plant to allow people that aren't able to get to/from their home a place to park and keep the roads clear. These are not to be used by people outside of the neighborhood looking for a place to park when they go up the hill skiing. Cars will not be towed if they are parked in the designated areas and are homeowners/guests vehicles. Louise will contact the POA to suggest that a laminated card or sign be issued to all homeowners/guests to display in their vehicle when parking in these areas to avoid being towed. Tim also requested that a notice be posted to Nextdoor reminding homeowners to not leave their trashcans on District roads, except on trash day. The cans get knocked over when he snow plows and birds scatter the trash. This seems to be a problem with short term rentals. Louise will also notify the POA of this issue as well. All short term rentals are required to have a permit with Archuleta County to operate. The board requested that a notice be included with the next billing to inform homeowners, especially those out of state, about the permit requirement. Any home that is used for a short term rental without the permit will be turned over to the county for enforcement.

Water Department Report: The customer water usage report was reviewed for December – 313,350. In comparison, the usage from December of 2017 was 275,000. The water looping pipe has been flushed and sampled. Tim has forwarded the sampling results to Gene Taugtes for review and anticipates having the water line in operation by the end of next week.

Sewer Department Report: Louise reported that she heard an alarm going off at one of the lift stations when she was out walking. Tim was not notified so he pulled the history records on all the lift stations and none of them showed an alarm. Tim asked that if this happened again to please call and leave a message at the water plant so he could investigate.

Parks & Recreation Report: Tim reported that Tracy Smith has not started the pond construction for the Hanks due to the snow. Tim will consult with him prior to spring runoff to see if he has any ideas about dressing up Aspen Pond and smoothing out the interior. Doug reported that Jeremy Bonin might be interested in some of the excess material left from the pond dredging after the Hanks project is complete.

Public Comment Period: Bonnie Weathers expressed concern about homeowners that have altered the path of the river by Picnic Island. Louise suggested Bonnie bring this up with the POA.

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 five delinquencies totaling \$8,460.56 were noted.

Cynthia reported on the Health Savings Account that the District contributes to for her. The contribution amount for 2018 was short by \$171 and the amount budgeted for 2019 would be short \$250. Louise moved to approve payment of the \$171 shortage and approve the \$250 needed for 2019. Bill seconded and the motion carried.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for December, 2018. She reviewed yearend balances vs. anticipated balances. All accounts have more money than anticipated. Louise moved to accept the financials. Bill seconded and the motion carried.

There were no bills presented for payment.

Old Business:

Doug will review the water report and email the short term rentals sewer impact study out to the board prior to the meeting next month. The study will include average daily use for full time homeowners vs. short term rentals between December 15th and concluding on January 6th. As no outside watering takes place during this time period, the water consumption all goes through the sewer. The board will review the study and discuss at February's meeting.

New Business:

Cynthia reported that Dean is still working on the survey for the replat. He anticipates having it completed within two weeks.

Cynthia reported that purchase of Lot 165, Unit 1, should be complete by the end of this month. The court was petitioned to allow the father of one of the deed holders (a minor) to sign on his behalf. Jeff Driscoll prepared the warranty deed and we are waiting for the document to be signed and returned by the owner. They were out of the country over the holidays and have just returned. Once we receive the document, we will send the payment of \$2,000. The District will also pay the property taxes from 2018 in the amount of \$96.

Bill reported that the application from Robert Campbell to install a gallery well is in progress.

Other Business:

Louise reported that the POA hired a property manager and are working toward resolution of the quiet title for the river.

There being no other business, Louise moved to adjourn the meeting at 7:36pm. Bill seconded the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager