

**San Juan River Village Metropolitan District**  
**Regular Monthly Meeting Minutes**  
February 14, 2019

The meeting was called to order at 6:30 pm by Steve Wilkins, Vice President. The directors present were Bill Wittwer (via phone) and Doug Hampton. Homeowner, Robert Soniat, was also present. Tim McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Bill moved to approve the minutes from January 10, 2019. Doug seconded and the motion carried.

**Maintenance Operator's Report:**

**Road Department Report:** Tim reported on maintenance he's done recently to equipment. The motor grader wing needed repair as well as installing a new cylinder and chains for the plow. David will help Tim with snowplowing over the course of this storm. Tim reported that he has been using the snowblower attachment for the Bobcat to keep the bridge clear. Tim also reported that he was involved in an accident this afternoon while plowing down Descent Dr. He slid into a car coming up the hill at the blind corner. No one was hurt and there was minimal damage to the oncoming car. An accident report will be filed with State Patrol and an insurance claim has been established.

**Water Department Report:** The customer water usage report was reviewed for January – 539,950. Steve presented a spreadsheet of short term rentals that have registered with the county. The water usage report was compared with this list and there are several properties that exhibit usage indicative of short term rentals that aren't registered. Tim reported that he can create a specific group of known rentals within the Mosaic system and can generate different reports to track water usage. He will update the grouping with the new list and report back next month. These reports can be used to identify properties that aren't in compliance with the county regulations. Any home that is used for a short term rental without the permit will be turned over to the county for enforcement.

Tim also reported that he has had to perform quite a bit of maintenance on the water plant – more specifically the aging plumbing (12+ years old). He has also been juggling with balancing the use of both gallery wells as compared to the demand of water usage in the neighborhood. The cold temperatures are causing membrane pressure. The Verbatim unit that calls Tim when something is wrong with the water plant has also been acting up - he will need to send it out for repair.

The water looping pipe is ready to go online. Two Bac T samples have come back negative. Tim will flush the line one more time before putting it in operation. He is waiting for the weather to clear – hopefully by the end of next week.

**Sewer Department Report:** Tim reported that the pumps in the Little Beaver lift station seized up recently. One of the pumps was blocked by a dead animal and lots of cleaning rags were present. He had to have Pagosa Rooter come and pump out all the sludge. Steve asked Tim to take photos if this happened again and he would post them online and create a flier to distribute to the residents that utilize this lift station.

**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.

**Public Comment Period:** Robert Soniat suggested posting the short term rental list that Steve presented on the website. This would let everyone in the neighborhood know who is legally renting their home out with the required county permit. Offenders could then be turned over to the county for enforcement. Robert wanted to notify the board that the District sewer line on his property was outside of the utility easement. He was not asking that it be moved at this time. He would like to take a look at it with the board in the spring to discuss alternatives. He also wanted to pass along a request from his neighbor, Linda Lebo, about allowing her construction workers to temporarily park on District roads while working on her home. Due to the snow load, they are unable to park all of their vehicles on her property. Robert asked if they could park on the lift station easement and move their vehicles to the road temporarily, if Tim needed access to the lift station. Steve stated that the builder agreed to not block any District road or easement when he took the contract to build her home. The builder would need to abide by this and find other parking arrangements.

**Administrative Report:**

The District is in compliance. The application for exemption from audit is being prepared by Mike Branch. He reported that the books were in great order. The application will be presented next month for signature as it is due March 30<sup>th</sup>.

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

Twenty seven delinquencies totaling \$7,729.44 were noted. One customer's water was turned off for lack of payment, but has since been paid in full and reinstated.

**Treasurer's Report:**

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for January, 2019. Doug moved to accept the financials. Bill seconded and the motion carried.

There were no bills presented for payment. Cynthia reported that the transaction to purchase the lot between the highway and Swiss Village is complete. Steve suggested adding the entire strip area to the maintenance schedule this summer to include mowing and clean up. Steve reported that we will need to get the domain name licensing switched over from Jann Wittwer to Cynthia to ensure there isn't a lapse to the website. The board also discussed the whole house water filtration rebate program that was approved in this year's budget. Steve moved to authorize a rebate program to reimburse homeowners, up to \$200, for the installation of a whole house water filtration system. Customers will need to submit a picture of the unit, along with a copy of the receipt for reimbursement. Bill seconded and the motion carried. Cynthia will put together a flier explaining the program and a reimbursement form for the board to review.

**Old Business:**

Doug reported that he hasn't had time to put together his report on the short term rentals sewer impact study. He will need to work with Tim to navigate the Mosaic system for the required info. The study will include average daily use for full time homeowners vs. short term rentals between December 15<sup>th</sup> and concluding on January 6<sup>th</sup>. As no outside watering takes place during this time period, the water consumption all goes through the sewer.

**New Business:**

Cynthia reported that the land use application has been submitted to the county for the replat. There is a 30 day administrative review and then it will go before the planning commission. The board also discussed the architect plan revisions that Steve emailed out prior to the meeting.

Bill reported that a permit has been issued to Robert Campbell to install a gallery well on his property.

**Other Business:**

As Steve wasn't at the last POA meeting, there was no report.

There being no other business, Doug moved to adjourn the meeting at 7:44pm. Bill seconded the motion carried.

Respectfully submitted,

Cynthia Purcell  
District Manager