

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

May 9, 2019

The meeting was called to order at 6:29 pm by Louise Sumner Woods, President. The directors present were Steve Wilkins and Doug Hampton. Homeowners, Bonnie Weathers and Gretchen Grotz were also present. Tim McRee, Maintenance Operator was also present. Cynthia Purcell, District Manager, took minutes.

Doug moved to approve the minutes from April 11, 2019. Louise seconded and the motion carried.

**Maintenance Operator's Report:**

**Road Department Report:** Tim reported that he will have additional material delivered from Cross Fire when he returns at the end of May to repair Alpine Drive and Red Ryder Circle. His focus was to make sure that all of the water/sewer infrastructure was in top condition before he left on vacation. The Dust Stop was delivered this Tuesday. Tim will need to modify the water truck and sprayer to accommodate the dust abatement material. He will treat Alpine Drive when he returns. Once the roads have been repaired and dust abatement applied, the remaining speed bumps will be installed.

**Water Department Report:** The water usage for April was reviewed – 379,300 gallons. Tim installed the water/sewer tap at 147 Swiss Village over the previous weekend with the assistance of Todd Miller. There will be a little clean up to do once the homeowner's contractor completes the work on their end. Tim met with DAK Drilling and Bill Wittwer to discuss the possibility of installing a new gallery well. It will be cheaper to install a new one as opposed to repairing the existing well. The technology used today is far superior to that of when the old well was installed. DAK Drilling requested that test holes be drilled to find out the depth needed to reach shale. Tim is going to teach David how to use the backhoe to accomplish this. DAK will then give us a bid.

**Sewer Department Report:** Tim reported that once the dirt piles around the upper pond have dried out, he will begin building a berm along Hwy 160 and around the sewer lagoons to divert snow melt and water to prevent flooding. Jerry Archuleta with NRCS will be coming out to give technical assistance with placement. Three manholes on Bear Mountain Rd will be rehabbed in September. Another manhole is under warranty and will be repaired at the same time.

**Parks & Recreation Report:** Aspen pond will be cleaned up once the mud dries out. Tim will be installing a sprinkler system using the water from the pond and seeding the area. Aquashade, a blue dye, which reflects sunlight and inhibits plant growth, will be applied to the surface as well.

**Public Comment Period:** Bonnie Weathers expressed concern that not enough gravel was laid on Alpine Drive when the road grading was performed. She requested that more gravel be added. Steve explained that Metro was using the best quality available to us in this area.

**Administrative Report:**

The District is in compliance. The Consumer Confidence Report (CCR) is being prepared and will be distributed to homeowners with the next billing.

There is currently one vacant seat on the board.

Twenty-three delinquencies totaling \$6,831.87 were noted. Cynthia reported that the Metro was served with a quiet title action from Blue Spruce Servicing Inc. on their property on Harmon Ave. Attorney, Jeff Driscoll, has filed a disclaimer on behalf of the District. This will not negate any back fees owed to the District.

**Treasurer's Report:**

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

There were no bills presented for payment.

**Old Business:**

The board discussed the short term rental sewer impact study and what should be included. 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. Cynthia will request an updated list of registered short term rentals with Archuleta County and distribute to all board members. Doug will then call Gene Tautges to put together a report.

**New Business:**

Cynthia reported on the replat for the maintenance building. One outstanding issue is left before the replat can be submitted to the county: a POA pedestrian easement from Alpine Drive to Monkshood. The current platted easement cuts through the intended building site of the new shop. Cynthia will work with Steve and the POA to exchange this easement for a site that is better suited for homeowners to access the river from the approximate location.

Steve reported that engineer stamped plans will be needed for electrical, plumbing and mechanical for the new shop building. He will work with the architect to seek bids. Steve is also working with Jeff Hester to get bids on conventional framing vs. SIPs panel construction. The board was not favorable to amending the architect's plan to remove the closet in the meeting room to install double doors at the entrance to it.

There were no whole house water filtration rebate applications to review this month.

Bill was not present to report on new well permit applications.

**Other Business:**

The POA meeting will take place next Tuesday, thus no report.

Cynthia reported that she would not be able to attend the scheduled July meeting. The board was favorable to reschedule for the following Thursday, July 18<sup>th</sup>. Cynthia will check with the Chamber to secure the conference room.

There being no other business, Louise adjourned the meeting at 7:46pm.

Respectfully submitted,

Cynthia Purcell  
District Manager