

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes

June 13, 2019

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

Doug moved to approve the minutes from May 9, 2019. Steve seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: Tim reported that all of the equipment is in good operating order. The road grading has been completed. He will order additional material to repair the entrance to Elk Ridge where a water break occurred. The dust abatement, Dust Stop will be applied in the middle of the night to avoid any traffic on it as it dries by morning. The product will be applied to Alpine Drive and down Descent Dr. to the speed bump. Cynthia will put a notice in the billing about the application and post on NextDoor when it will occur. Addi Greer requested that the speed bump on Descent be moved further up the hill to avoid the dust plumes caused by the slowing vehicles right in front of her driveway. The application of the new dust abatement should alleviate this concern. Cynthia will follow up with Addi.

Water Department Report: The water usage for May was reviewed – 226,950 gallons. Tim reported that he has turned off an outside hose at one of the residences multiple times that was left running overnight. Doug immediately texted the homeowner to notify him of excessive water use. Tim reported that they haven't been able to drill test holes for a possible new gallery well due to the high water table at this time. The board discussed the utility easement behind the Gundelach's property, as it is up for sale. Steve reported that he met with the Gundelach's to discuss acquiring a formal easement for the access Tim uses to clean out the overflow channel and possibly moving the pedestrian easement that bisects their property to the same location. Bill reported that Colorado water law allowed Metro reasonable access to maintain this area and an easement wasn't absolutely necessary. Steve will continue to work with the Gundelach's to acquire a formal easement

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 on June 28th to give technical assistance with placement. Tim also reported that the blowers on the sewer lagoons will need repaired this summer.

Parks & Recreation Report: Tim has begun cleaning up the dirt piles around Aspen pond. It is slow-going as the soil is still damp. He is spreading it out to help it dry quicker. Tim will be installing a sprinkler system using the water from the pond and seeding the area. Topsoil will need to be brought in once the area is groomed and then seed will be sown. Aquashade, a blue dye, which reflects sunlight and inhibits plant growth, was applied to the pond as well.

Public Comment Period: Ashley Wilson asked if there was a timeline for when the Aspen pond cleanup would be complete. She was concerned that the dirt piles would not be moved before monsoons hit. The board explained to her that the project was moving along as quickly as possible with all of the other duties Tim has to perform.

Administrative Report:

The District is in compliance. The Consumer Confidence Report (CCR) will be distributed to homeowners with the next billing. The eligibility surveys for water and sewer loans have been completed for this year. In the event that Metro needs to borrow money to complete a project, the District is eligible to apply.

Louise informed the board that she was resigning. Her house has sold and she will be moving out of the neighborhood at the beginning of July. This will leave two vacant seats on the board. Steve, as Vice President, will run future meetings until more board members are obtained. Cynthia will inform current board members of their term expiration dates.

Twenty delinquencies totaling \$5,588.12 were noted. Doug inquired about payments made on the 15th of the month (deadline to not incur a late fee) via the online portal showing up on the delinquency list. As these payments typically take about 2-3 days to post to the bank, Cynthia will put a message on future billings to inform customers that online payments need to be submitted 2-3 days earlier than the 15th.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for May, 2019. Louise moved to accept the financials. Doug seconded and the motion carried. Louise volunteered to continue reviewing future financial reports for the District after she has moved.

There were no bills presented for payment.

Old Business:

The board discussed the short term rental sewer impact study. Doug reported that John Shepard will be leaving the County and he heard they may abandon the short term rental permitting altogether. The board was still favorable in moving ahead with the impact study in the neighborhood. 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. Doug will get together with Tim to compile a list of homes to use for the comparison.

New Business:

Cynthia reported on the replat for the maintenance building. The POA pedestrian easement was moved to follow the fence line of the sewer lagoons and down to the boneyard. She submitted the replat and conditional use permits simultaneously to Archuleta County. It will go before the Planning Commission at the end of July and the Commissioners at the beginning of August.

Dennis Schlichter and Trina Maurer submitted whole house water filtration rebate applications. Steve moved to approve both applications. Louise seconded and the motion carried.

Bill reported there were no new well permit applications.

Other Business:

Steve reported on the POA meeting. They approved two construction plans and the quiet title action has been filed. They are working on creating a survey to present to the property owners regarding their views on short term rentals. They will use the data to help guide decision making in the future. They are also exploring the idea of educational classes for new homeowners.

The next board meeting will be Thursday, July 18th.

There being no other business, Louise adjourned the meeting at 8:10pm.

Respectfully submitted,

Cynthia Purcell
District Manager