

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
July 18, 2019

The meeting was called to order at 6:32 pm by Steve Wilkins, Vice President. The directors present were Bill Wittwer and Doug Hampton (via phone). Homeowners, Bonnie Weathers, Graham Whitehead and Brian & Sandy Jones, were also present. Tim McRee, Maintenance Operator was also present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes from June 13, 2019. Bill seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: Tim reported that one of the radar signs has quit working. He will send it in for repair. Hopefully, it will be covered under warranty. If not, he will report back on the estimated repair cost. The thumb is being installed on the backhoe and Tim is hoping to have it back by the end of the week. The dust abatement, Dust Stop was applied to Alpine Drive and down Descent Dr. to the speed bump. Although the reduction in dust is not as high as mag chloride provides, the board felt it provided a 50% reduction. Tim reported that J.R. Ford also uses an eco-friendly dust abatement product in Hidden Valley. He will talk to J.R. and report back. Carmen Pistillo submitted a request to install a new speed bump between his house and the bridge. The board was not favorable to this request as it would be too close to another existing speed bump and the bridge. The board was not favorable to the installation of any new speed bumps in the neighborhood. However, they would consider rearranging the placement of them next year. Graham Whitehead requested remediation for drainage issues associated with his driveway. Tim reported that the driveway was never permitted through Archuleta County and doesn't meet their specifications: the grade is too steep and the vegetation was removed. This caused the hill to slide and the bar ditches to become clogged up. To ensure drainage and protect the road from erosion, Tim will clean out the bar ditches within Metro's right-of-way and add additional road base to Tejas Place at the entrance of Graham's driveway.

Water Department Report: The water usage for June was reviewed – 406,100 gallons. Tim reported that there is a significant leak in the system and he is losing about 20,000 gallons of water a day. He has borrowed a listening device from PAWSD to help him detect where the leak is coming from. He will be inspecting water lines throughout the neighborhood tonight about 1:00am to isolate where the problem is. Cynthia will post a notice on NextDoor to inform homeowners that Tim will be out with a flashlight in the middle of the night. Tim also reported that the intake to the ponds has silted up and needs to be cleaned out. Cynthia will notify the Gundelach's that Tim will be working on the intake channel next week. Steve reported that he is working with the Gundelach's to acquire a formal easement for Metro access, along with moving the pedestrian easement. Addi Greer requested leniency on her water bill. She left her outside hose on overnight. Steve moved to offer her a reduction in her bill, as a onetime courtesy, charging for water through Tier 2 and only the base sewer charge. This amounts to a \$44.38 reduction in her bill. Bill seconded and the motion carried. Cynthia will notify Addi of the reduction and suggest she install a timer on her outside hose to prevent this from happening in the future. Ginger Morse requested leniency on her water bill as well. She had a faulty toilet that has since been repaired. Steve moved to offer her a reduction in her bill, as a onetime courtesy (a leaky toilet is a maintenance issue), charging for water through Tier 2 and only the base sewer charge. This amounts to a \$124.37 reduction in her bill. Bill seconded the motion carried. Tim reported that test holes for a possible new gallery well have not been drilled yet.

Sewer Department Report: Tim reported that he will build a berm along Hwy 160 and around the sewer lagoons to divert snow melt and water to prevent flooding. Jerry Archuleta with NRCS provided technical assistance with placement. This project will take place this fall. The homeowners along Hwy 160/Alpine Drive and CDOT will be notified.

Parks & Recreation Report: Tim reported that work on Aspen Pond halted due to the absence of his backhoe. He will begin working on this project once it is returned. Manure and mulch will be hauled in and grass seed planted this fall. Graham requested that the pond be stocked with fish again. As it was difficult to acquire fish last year, the board was amenable to Graham stocking the pond if he was able to find fish. The District has money in the budget to help pay for this. The screen will need to be replaced on the pond to keep the fish in. Brian Jones suggested conducting a watershed analysis to keep water flowing through the pond. This would help with the dissolved oxygen level and improve fish vitality.

Public Comment Period: Bonnie Weathers requested that the channel through the middle of Picnic Island be restored when Tim cleans out the intake. She reported that someone had dammed it up with rocks. The board explained that because the plat shows Picnic Island as one island, not two, the District is unable to take equipment into the river to alter this. The Army Corp of Engineers would not allow this. Brian Jones expressed his gratitude for all the hard work that Tim does and wanted to thank him and the board for all their efforts.

Administrative Report:

The District is in compliance.

There are currently 2 board vacancies. Recruitment efforts continue to fill these positions.

The board discussed the three month evaluation of David McRee. The board would like to ensure that David is learning about how to run the water plant and restart it. Additional hours should be devoted to this task. Bill moved to extend his employment through the end of the year. Steve seconded and the motion carried.

Twenty-one delinquencies totaling \$5,821.25 were noted. Doug inquired about payments made via the online portal on the 13th of the month (two days prior to the due date) still showing up on the delinquency list. Cynthia will discuss this with Lisa.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for June, 2019. Steve moved to accept the financials. Bill seconded and the motion carried. Louise volunteered to continue reviewing future financial reports for the District after she has moved. Cynthia will contact Louise prior the meetings each month for her input.

There were no bills presented for payment.

Old Business:

Doug reported that he hasn't had time to work on the short term rental impact study. 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. CDOT has requested that access permits be acquired for both entrances on Alpine Drive. As the neighborhood was developed prior to the enactment of access permits by CDOT, it was grandfathered in. Any change to the development can trigger their right to request a permit. Due to the current population on the river side of the highway, a deceleration lane would most likely be mandated at the west entrance. Cynthia goes before the Planning Commission next week to review the replat and conditional use permit to construct the shop. As the replat is actually decreasing the potential impact of traffic on these entrances (18 lots consolidated to 5), she will request that CDOT's request not become a condition of their recommendation to move forward with the replat before the BOCC. Cynthia will then continue to pursue the replat with the BOCC. If the BOCC doesn't look favorably on this venture, the replat could be scrapped and a lot consolidation (Lot 10 & 11) could be accomplished to construct the shop. The board was favorable to this plan of action.

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

Bill reported there were no new well permit applications.

Other Business:

Steve reported there was no POA meeting this month due to a lack of quorum. He reminded everyone that the POA had sent out a survey to all property owners. He encouraged everyone to fill it out to help guide the decision making of the POA in the future.

There being no other business, Steve adjourned the meeting at 8:00pm.

Respectfully submitted,

Cynthia Purcell
District Manager