

**San Juan River Village Metropolitan District**  
**Regular Monthly Meeting Minutes**  
August 8, 2019

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

Doug moved to approve the minutes from July 18, 2019. Steve seconded and the motion carried.

**Maintenance Operator's Report:**

**Road Department Report:** Tim reported that he hauled the backhoe to Durango for a repair on a trailer he rented from his neighbor. Upon returning the trailer, the neighbor complained that the trailer had been overloaded and demanded repair. The total repair will cost \$967.28. Doug moved to pay for the repair of the trailer, but in the future to only hire professional movers or rent trailers from reputable companies. Bill seconded and the motion carried. Tim spoke with JR Ford to inquire about the product they use for dust abatement in Hidden Valley. JR said they use Earthbind, so Tim has requested information from this manufacturer. Tim has not had time to address the requested remediation for drainage issues near Graham Whitehead's driveway. The board discussed the email sent by Jeff & Addi Greer regarding weed control options and ATV signage. The Greer's requested that mechanical treatment be used instead of herbicide throughout the neighborhood. Tim reported that it is too time consuming and the weeds need to be treated per state law. The board agreed with Tim. The board also discussed their request for ATV signage on District roads. It was the opinion of the board that if signs were posted then everyone would need to abide by them, including homeowners. Instead, the POA could be contacted to consider adding this rule to the handbook for short term rentals. The board also discussed the issue that people are parking on District roads, which is illegal. To alleviate confusion about parking near the lower ponds, signs will be ordered that state "No Parking – Please park in designated parking area" with an arrow pointing to the water plant. An additional sign will be posted at the entrance to the water plant stating "Parking Area". Tim has the authority to have vehicles towed that aren't following the rules.

**Water Department Report:** The water usage for July was reviewed – 638,150 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 still not been able to isolate where the leak is coming from. He has installed several valves along Red Ryder Circle to narrow the search. One of the valves installed seems to be on a dead-end leg of water pipe, unbeknownst to Tim. Doug has volunteered to help Tim and David with their search. Doug also reported that several homeowners along Red Ryder requested leniency on their water bills due to the brown water problem stirred up by these efforts to find the leak. The board was not favorable to granting leniency. Tim reported that they cleaned up the bypass for the water from the river to the ponds across the Gundelach's property. Steve reported that the POA is still negotiating with the Gundelach's for a formal easement. Tim reported that a test hole was dug at the site of the possible new gallery well. Two additional holes have been requested. As time allows, Tim will get this done.

**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. Tim also reported that the little lift station pump failed, but has been repaired.

**Parks & Recreation Report:** Tim reported that he hasn't had time to work on Aspen Pond due to the efforts to find the water leak in the system. He will begin working on this project as time allows. Manure and mulch will be hauled in and grass seed planted this fall.

David reported that he has been learning how to install valves in water lines and learning how to use the computer to monitor the water plant. He and Tim are alternating being on-call over the weekends. He is learning how to deal with alarms and resetting the water plant as well as the lift stations. He is also helping Tim with reporting and Excel worksheets to calculate water loss.

Public Comment Period: No comments.

### **Administrative Report:**

The District is in compliance. Local governments seeking to meet public notice requirements for regular and special meetings are now allowed to post agendas on their official website no later than 24 hours prior to the meeting. The physical posting of agendas is no longer required. Cynthia will put a notice in the next billing informing property owners of the change.

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

Twenty-three delinquencies totaling \$7,270.56 were noted. Doug inquired again about why homeowners were still on the delinquency list when payments have been made and the balance shown on the bill does not reflect any past due amount. 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 July, 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 moved. Cynthia will contact Louise again prior the next meeting to inquire if she was still willing. The board was favorable to paying Louise for an hour per month to do so.

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 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. 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. Cynthia went before the Planning Commission to review the replat and conditional use permit to construct the shop. Although sympathetic to the situation, the Planning Commission upheld the CDOT requirement to apply for access permits. They were fearful the County would be liable for installing a deceleration lane if they didn't put this as a condition of acceptance. Cynthia went back to CDOT to discuss the matter further. As CDOT stated they didn't have any problems with the replat at the sketch phase, she inquired why they took issue now. CDOT didn't think they had commented at the sketch phase. Upon review of their email, they saw that they had made that comment. CDOT agreed to honor their original comment, but asked that we apply for access permits anyway. Cynthia described the makeup of the neighborhood and reported that there weren't that many full-time residents. The majority of the homes were either vacation homes or short-term rentals. CDOT agreed to review the applications and if access permits could be granted without the installation of a deceleration lane, they would issue the permits. If a deceleration lane would be required, they would rip up the applications and stand by their original comment to allow the replat and conditional use permit to move forward. Cynthia has requested mylar maps to be printed to then delivered to the County for signature and eventual recording. There are a few outstanding documents to satisfy the County Planning Manager. Cynthia is hopeful both the replat and conditional use permits will be recorded within the next month. Steve requested that the four newly created lots along Alpine Drive be marked with T-posts to delineate the boundaries for future sale.

There was one whole house water filtration rebate application to review this month. Doug moved to approve the rebate application from Mark Richards. Steve seconded and the motion carried.

Bill reported there were no new well permit applications. He was approached by someone at the POA picnic, but hasn't heard from them since.

**Other Business:**

Steve reported there was no POA meeting this month due to a lack of quorum. He reported that they did hold their annual meeting with election of officers though. There were more candidates than positions available. The election was contested. The ballots were sent to the POA attorney for review. The attorney's findings were that the ballots should have been secret. They recommended invalidating the election and holding a new one. The POA will be hiring a business manager at their next meeting who will undertake this task. They are hopeful to offer electronic voting.

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

Respectfully submitted,

Cynthia Purcell  
District Manager