

**San Juan River Village Metropolitan District**  
**Regular Monthly Meeting Minutes**  
September 12, 2019

The meeting was called to order at 6:35 pm by Steve Wilkins, Vice President. The directors present were Bill Wittwer and Doug Hampton. Homeowners, Bonnie Weathers and Robert Soniat were also present. Tim McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Bill moved to approve the minutes from August 8, 2019. Steve seconded and the motion carried.

**Maintenance Operator's Report:**

**Road Department Report:** Tim reported that his pickup needs a new battery. The board addressed an email received from Graham Whitehead asking under what authority the board has to approve the installation of speed bumps. The Metro District is a special district of the state and is charged with the maintenance of the roads within our district. The earthen speed bumps were first installed approximately 10-12 years ago. The new rubber ones were installed approximately 3 years ago and have been placed throughout the neighborhood at locations where excessive speeders have been witnessed. Steve reported that he was notified by a homeowner that their vehicle incurred damage, allegedly due to the speed bumps. The board stated that no change is to be made with regards to speed bumps at this time. The District is also allowed to set the speed limit within the District (per state law) as to what is reasonable or safe for road conditions or traffic conditions. Graham also requested an update on when the road repair and drainage modification will take place adjacent to his driveway. This is on Tim's to-do list and he will get to it as time allows. Tim will meet 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 sent the radar sign in for repair. The repair will cost \$600 plus shipping. A new sign is approximately \$3,000 and will be added to the list of potential budget considerations next year.

**Water Department Report:** The water usage for August was reviewed – 558,500 gallons. Tim reported that there is still a significant leak in the system. He is getting closer to isolating where the leak is coming from. He believes it is somewhere on Harman Ave. between the mailbox and Bear Mountain Pl. He will be installing three new valves tomorrow to narrow the search. Doug helped Tim last night with a water leak when he dug up the area to install the valves. Tim reported that the test holes required to investigate the possibility of a new gallery well is also on his to-do list and he will get to it as time permits.

**Sewer Department Report:** Robert Soniat requested that the board stop by his property to see where he has flagged the sewer utility easement for the lift station and the infringement of it on his property. He is requesting a sewer tap in exchange for a new easement that would encompass the existing infrastructure and access. He provided photos as well. The board members will visit his property and it will be discussed at the next board meeting. Tim reported that berms were built around the sewer lagoons to divert snow melt and water to prevent flooding. He will get with Todd Miller to haul manure and possibly sawdust to this area and the pond area to plant grass prior to winter. Steve volunteered to contact Paul Hansen about sawdust pricing. This is budgeted under parks & rec.

**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.

**Public Comment Period:** Bonnie reported there is a lack of water behind her house. Tim said this is due to the low water level in the river and that he is diverting it all to the ponds.

**Administrative Report:**

The District is in compliance. Cynthia attended a class on tax levies put on by the state yesterday. She reported that next month the first draft of the 2020 budget will be presented to the board. She asked that board members contact her with potential projects to be included in the first draft. Cynthia will be adding an item to digitize the entire infrastructure of the District into one map denoting water/sewer lines/valves and manhole rehab, etc. Bill reported that he will be unable to attend the next scheduled meeting. Cynthia will inquire with the Chamber to see if the meeting can be moved to October 3<sup>rd</sup>.

There are currently 2 board vacancies. Recruitment efforts continue to fill these positions. Robert Soniat volunteered to serve. The board requested that he send an email indicating why he wants to be on the board to Cynthia and they will review it at the next meeting.

Twenty-three delinquencies totaling \$7,188.35 were noted.

#### **Treasurer's Report:**

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for August, 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 keep trying to contact Louise to inquire if she was still willing.

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/conditional use permit for the maintenance building. Both items were approved by the BOCC and the mylar map is being distributed to obtain all necessary signatures so it can be recorded with the county clerk. Nate Stretton will be setting the remaining corner pins in the next couple of weeks. Cynthia reported that access permits were just approved for both entrances on the riverside of the neighborhood by CDOT. They would not approve the entrance to the mountainside as no change of use is evident. Steve would like to get a materials list started for the building soon. A building permit can be obtained over the winter with an effective date next spring. The board also discussed purchasing a large "For Sale" sign to be erected on the four vacant lots once the pins have been set.

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

Bill reported there were no new well permit applications.

Doug requested that the lots owned by the Metro District be mowed and maintained – most notably, the four lots that will be put up for sale and the top of the lot between Lot 83X and 85X on Alpine Drive. He also requested that a sign be erected in the boneyard to state "No Dumping" if Tim isn't allowing homeowners to pile brush and yard trash there.

#### **Other Business:**

Steve reported on the POA meeting. As the election was contested, they will be holding a new one. Their bylaws state that a notice of their annual meeting and election will be mailed to all property owners. The POA will be discussing updating their bylaws to hopefully allow for electronic notifications and voting.

There being no other business, Steve adjourned the meeting at 7:40pm.

Respectfully submitted,

Cynthia Purcell  
District Manager