

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
November 14, 2019

The meeting was called to order at 6:34 pm by Steve Wilkins, Vice President. The directors present were Bill Wittwer (via phone) and Doug Hampton. Homeowners, Bonnie Weathers, Shawn Felts and Sarah Bellmund, were also present. Tim and David McRee, Maintenance Operators, were also present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes from October 3, 2019. Doug seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: Tim reported that a window in the Bobcat broke, but has been replaced. Tim reported that JR Ford uses a product called Earthbind for dust abatement in Hidden Valley. JR said it has a cumulative effect over the years – the more it is applied, the better it gets. Cynthia will send product information to the board to review. Tim has completed the road repair and drainage modification by Graham Whitehead's driveway in preparation for winter. He will do some more touch up come spring.

Water Department Report: The water usage for October was reviewed – 308,850 gallons. The booster pumps have been repaired by Browns Hill. Tim reported that David dug the three test holes required to investigate the possibility of a new gallery well. They are still waiting on a quote from DAK Drilling.

Sewer Department Report: Tim reported that berms were constructed around the sewer ponds to alleviate flooding from spring runoff. He and David are now working on constructing a berm along Hwy 160 behind the properties on Alpine Drive. They are improving the drainage ditch as well to divert snow melt and water to prevent flooding.

Parks & Recreation Report: Tim reported that the Aspen Pond area has been seeded and cleaned up. Doug reported that people are parking around the ponds despite the signs that state no parking. He requested that posts and chains be installed to inhibit cars from accessing these areas.

David reported that he has been installing new signs, helping to build the berm along Hwy 160, and beginning the process toward certification of water/wastewater licensing. Steve inquired about David's training thus far on running the water plant, refiring the plant when it goes down, and performing a CIP. David reported that he has been exposed to some aspects of these items, but is still learning.

Public Comment Period: Sarah Bellmund suggested the board look into enrolling David in college classes from Fort Lewis or another university to get more extensive training on water/wastewater management. She also suggested posting more signs in the neighborhood to clear up the confusion about driving ATV's on county roads and possibly sending letters to owners to inform them of rules. Steve reported that there is already a guidebook posted on the website that covers these items.

EXECUTIVE SESSION: Steve moved to enter Executive Session pursuant to §24-6-402(4)(f), C.R.S. for discussion of a personnel matter involving the evaluation of the both Maintenance Operators and District Manager, who were previously informed of the meeting. Doug seconded and the motion carried.

Steve reconvened the regular meeting at 7:45pm.

The board discussed merit compensations for all three employees. Steve noted that the board appreciated both Tim and David's efforts, especially coming in the middle of the night on multiple occasions, to try to find the large water leak over the summer. Steve moved to award merit incentives for all three employees, to include an added bonus of a gift certificate to the Alley House for each employee (taken from the entertainment budget). Bill seconded and the motion carried.

Administrative Report:

The District is in compliance. The budget notice was posted in the Pagosa SUN and the final budget will be adopted at the next meeting.

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

Forty-Two delinquencies totaling \$12,733.16 were noted. Cynthia presented Resolution 2019-1 to Certify Delinquent Accounts to the Archuleta County Treasurer. Steve moved to approve Resolution 2019-1. Bill seconded and the motion carried. The resolution was signed and Cynthia will submit it to the Treasurer.

Cynthia presented the revised draft of the 2020 budget. The board discussed potential projects within each fund and the funding of the maintenance building. The whole house water filtration rebate program will be capped at 10 rebates per year beginning in 2020. District infrastructure mapping and a rate study were both included. The board was favorable to the revisions made. Cynthia will prepare the final budget and send it out for review prior to the next meeting.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for October, 2019. Steve moved to accept the financials. Doug seconded and the motion carried. There were no bills presented for payment.

Old Business:

The board opted to include an extensive rate study in the 2020 budget to determine the impact of different water users and possibly adjust rates to reflect this.

New Business:

The board discussed moving forward with the construction of the maintenance building. Cynthia will apply for a building permit in January. The board will begin acquiring bids for a foundation and will start putting together a materials list to begin construction this spring.

There were two whole house water filtration rebate applications to review this month: Alonso and Hester. Steve moved to approve the applications for both Alonso and Hester. Doug seconded and the motion carried.

Bill reported there were no new well permit applications.

Other Business:

Steve reported that the POA discussed the quiet title action. A group of homeowners has countered this action, which was granted by a judge. This will all need to play out in the courts. Their annual meeting will take place Dec. 10th which will include the election of officers. They have adopted new bylaws to stagger the terms of officers.

The board was favorable to hosting a board appreciation dinner this year. Potential dates were discussed and Cynthia will try to get a reservation at Alley House.

There being no other business, Steve adjourned the meeting at 8:35pm.

Respectfully submitted,

Cynthia Purcell
District Manager