

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
July 9, 2020

The meeting was called to order at 6:32 pm by Steve Wilkins, Vice President, via GoToMeeting video conference. The directors present were Doug Hampton, Carrie Wienckowski and Addi Greer. Homeowner, Bonnie Weathers, and Al Pfister, WEP, were also present. Tim & David McRee, Maintenance Operators, were also present. Cynthia Purcell, District Manager, took minutes.

Addi moved to approve the minutes from May 14, 2020. Steve seconded and the motion carried.

WEP River Project Proposal Update: Al Pfister gave an update on the project proposal. He met with the POA board at their last meeting to discuss how access to the boat ramp would be controlled and what limits would be put on it. They discussed using river flows to dictate the limit and put a lock on the gate to control access. As the lawsuit with the POA hasn't been settled, the project cannot move forward. The POA would put this issue to a vote of the membership. Addi expressed concern about where the access would be. She didn't want it to be on Descent Drive. The board agreed that a new road would need to be constructed for access and egress to garner their support. Al will attend the next Metro meeting to continue the discussion.

Maintenance Building Construction Update: As Jeff Hester wasn't available to attend the meeting, Cynthia gave a brief update on the shop progress. Currently, the project is running under budget by a little over \$5,000. A few items were presented for board discussion before purchasing: an oil separator for the runoff from the floor drain and remodeling the exterior of the shed to match the building. The oil separator keeps any oil from being discharged into the river as part of the Clean Water Act. Steve moved to approve the purchase of the oil separator. Addi seconded and the motion carried. The remodeling of the shed not only makes it more aesthetically pleasing, but covers the asbestos walls to prevent health hazards. Steve moved to approve the remodeling of the shed. Addi seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that he and Tim have graded the 2 miles of road in preparation for the dust abatement application tomorrow. Tim reported that they are going to try to roll as much of the loose gravel into the road prior to the dust abatement application. After the product is applied and dried, they recommended using a broom to brush off any loose gravel that didn't bind. Per the budget, this is as much road that can be treated because we are using a contractor to apply it. Some of the most highly traversed roads will be treated as a test for this year. If the product works well, Tim & David will adapt Metro equipment to be able to apply it themselves next year. David also reported that the Bobcat had a tie rod that broke and they repaired. Carrie inquired about putting some of the old speed limit signs back up on the mountainside of the neighborhood. Tim will take inventory of what signs he has stored and report back. The board also briefly discussed the possibility of using signboards at the entrances to the neighborhood. Hal Jaeke requested a fire hydrant be installed along Alpine Drive to service the homes in the middle. This will be added to the budget discussion for next year.

Water Department Report: The water usage was reviewed for June – 516,300 gallons. Tim reported that the plant was keeping up with capacity as the neighborhood is very full at this time. David reported that he took his water and wastewater operator's exam and passed both. He will be eligible to test for his Class C licenses in two years. Tim will be taking his exam in September. Tim reported that the water plant computer is no longer being supported by Windows. The cost to update the computer to Windows10 is \$23,612.90. Steve suggested consulting with Echo IT to use another one of the ports as added protection until the upgrade can be funded.

Sewer Department Report: Tim reported that he has been manually dosing since the original gas chlorination/dechlorination system is no longer functional. The parts have been purchased and he will have it automated next week.

Parks & Recreation Report: Tim reported that they sprayed the cattails at the upper pond and mowed. Steve reported that the POA will not have their annual picnic at the pavilion this month. Tim also reported that the hydrant is live by the mailbox kiosk. Tim will be gone August 9th-25th and David will be gone August 14th-23rd. Gene Tautges will be on call. Steve requested that they stagger their time off so they

aren't both gone at the same time next year. Cynthia requested that the board change their August meeting to August 6th – one week earlier than scheduled. The board was agreeable.

Public Comment Period: Bonnie submitted a letter to the editor published in the Pagosa SUN that commented about the lack of quality gravel and availability in Archuleta County. She suggested the board consider purchasing gravel from Del Norte or South Fork in the future.

Administrative Report:

The District is in compliance. Cynthia reported that since Bill Wittwer is no longer on the board, a new Treasurer would need to be appointed to be a signer on the bank account. Carrie Wienckowski volunteered to fill this roll. The board was agreeable.

Cynthia reported that she applied for a Safety Grant this year for 50% reimbursement of the purchase of new traffic cones/barricades. The District received \$1,609.64.

Twenty-Three delinquencies totaling \$7,728.84 were noted. Cynthia reported that three customers have been served a 10-day disconnect notice this month.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for June, 2020. Steve moved to accept the financials. Carrie seconded and the motion carried. There were no bills presented for payment.

Old Business: N/A

New Business:

The board discussed the four lots available to sell. The current stairs used by residents to access the river would not be accessible once these lots have been sold. They would only be accessible by one lot owner where the stairs abut to. The board reviewed a pedestrian easement agreement to add a pedestrian easement of 10 feet across the back lot line of all four lots to allow all homeowners access to these steps. Steve reported that the POA was favorable to accepting this easement. Doug moved to approve the pedestrian easement agreement. Carrie seconded and the motion carried. Cynthia will sign for the Metro District and Steve will sign for the POA. The document will be recorded with the County Clerk. The board also discussed moving forward with selling the lots. Cynthia and Steve will work to produce a large sign that shows all four lots and a phone number to contact Cynthia with inquiries. Once the easement document is recorded the sign can be erected.

Bob Kimber and Brian Jones submitted a whole house water filtration rebate application. Steve moved to approve both applications for payment. Doug seconded and the motion carried.

Cynthia reported that Bill had no new inquiries for well permits this month.

Other Business:

Steve reported that the POA will be meeting next Tuesday, so no report.

Cynthia requested that the board consider giving David a bonus for passing both his operator tests. The board was favorable.

There being no other business, Steve adjourned the meeting at 8:23pm.

Respectfully submitted,

Cynthia Purcell
District Manager