

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
August 6, 2020

The meeting was called to order at 6:40 pm by Doug Hampton, via GoToMeeting video conference. The directors present were Carrie Wienckowski, Addi Greer and Steve Wilkins. Jeff Hester was also present. Tim McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Addi moved to approve the minutes from July 9, 2020. Carrie seconded and the motion carried.

Maintenance Building Construction Update: Jeff Hester gave an update on the progress of the maintenance building construction. He reported that the grade work was almost complete and the garage doors have been installed. He suggested installing a HEPA filter in the attic of the meeting room. He will get a quote on this and report back to the board. He anticipates completing the office/meeting room and getting the CO by the end of November. Jeff also reported that he would work on the remodeling of the shed later this fall. Jeff reported that the building is on budget. The board requested that Cynthia work with the attorney to develop a lease agreement between Metro and the POA for use of the building.

WEP River Project Proposal Update: Al Pfister was not in attendance. A property owner suggested to Addi that Metro should implement some kind of access fee for road maintenance, gate install, porta-potty, trash pickup and signs. Addi volunteered to find out what D. Weber was charging boaters and report back.

Maintenance Operator's Report:

Road Department Report: Tim reported that the equipment was all running. The speed bumps have been reinstalled and he felt the dust abatement was degrading quickly, though not as quickly as the previous material used last year. It would be possible to set up Metro equipment to apply the dust abatement in house next year and possibly do multiple applications. This can be considered during the budget process this fall. Tim reported that he has 3 large speed limit signs and one no parking sign in stock. He and Doug will get together to decide on placement of them. The no parking sign will be installed somewhere along Little Beaver to help alleviate problems with renters parking on/blocking the road. A request was submitted by Frances Carpenter to install several deaf child signs on Red Ryder Cr. Carrie moved to purchase 2 deaf child signs. Doug seconded and the motion carried. The board discussed Steep Street and the possibility of decommissioning it due to safety reasons – the grade is steep and doesn't meet County codes. Unlocked cattle gates could be installed on each end and used as emergency exits or pedestrian use. Cynthia will discuss this possibility with the County and report back.

Water Department Report: The water usage was reviewed for July – 839,950 gallons. Tim reported that there has been a lot of high water use within the neighborhood, mostly from outdoor watering. He contacted quite a few customers to inform them of high use. There were several requests for leniency on water bills. Michelle Birdwell requested leniency on the sewer portion of her bill due to excess watering outside and that water not going through the sewer system. Carrie moved to approve charging only the base sewer fee and forgiving the Tier 3 and 4 charges, but charging for the full water use. Doug seconded and the motion carried. Glenn & Ginger Morse requested leniency on their bill after being notified of a leak by Tim. They said it was a leaky toilet and their plumber repaired it. Tim produced a chart that showed they had three separate incidences of high spiked usage. He made two courtesy calls to inform them of the problem. Doug moved to deny the Morse's request for leniency since they were warned twice and the problem was not corrected. Steve seconded and the motion carried. Jeremy Bonin requested leniency for the disconnect fee and two late fees that were imposed on the Porter house. Cynthia reported he paid the delinquent water bills in full. Steve moved to approve Jeremy Bonin's request for leniency. Addi seconded and the motion carried. Tim reported that the Larkspur repair was complete. He also completed the water line extension to the mailbox kiosk. He will plant grass seed on it this fall. Tim reported that the water plant computer is no longer being supported by Windows. The cost to update the computer to Windows10 and install upgraded associated software is \$23,612.90. Tim is consulting with Echo IT about possible alternatives. He will report his findings to the board.

Sewer Department Report: Tim reported that eight manholes will be rehabilitated this year. The company is on site and began the work, but their equipment broke down. They are in the process of repairing their equipment and then will resume on the manholes.

Parks & Recreation Report: Tim reported that the Aspen Pond air pump needs a service kit. He will order the kit and work on the repair. The board discussed the possibility of charging the POA for the water use on the lines installed to water plants/trees at the entrances and pavilion. This will be tabled until the next meeting.

Public Comment Period: No public comment.

Administrative Report:

The District is in compliance.

Twenty-Two delinquencies totaling \$7,902.13 were noted.

Treasurer's Report:

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

Old Business:

The board discussed the rate study that was done by Steve Omer, Plummer Engineering. Carrie suggested holding a separate meeting solely devoted to this topic and the possibility of implementing a new rate structure. The board was agreeable. A special meeting will be held on Thursday, August 27th at 6:00pm.

New Business:

The board reviewed the draft lots for sale signs. Cynthia requested a variance from the POA for the size of the sign, but was notified by the POA that there was no restriction in place. The board was favorable to a green sign with white lettering. Cynthia will purchase the sign from Design-a-sign.

There were no new whole house water filtration rebate applications.

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.

There being no other business, Steve adjourned the meeting at 8:25pm.

Respectfully submitted,

Cynthia Purcell
District Manager