

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
September 10, 2020

The meeting was called to order at 6:30 pm by Steve Wilkins, via GoToMeeting video conference. The directors present were Carrie Wienckowski, Addi Greer and Doug Hampton. Jeff Hester was also present. Tim McRee and David McRee, Maintenance Operators, were also present. Cynthia Purcell, District Manager, took minutes.

Carrie moved to approve the minutes from August 6, 2020 and August 27, 2020. Steve 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 electrical, gas, insulation and phone lines have all been installed. The drywall and mason work will begin next week. He anticipates completing the office/meeting room and getting the CO by the end of October. Jeff reported that the overages to the budget, thus far, for the building leave approximately \$9,000 above the projected budget. Jeff will get a quote on a keypad combo lock for the front door that can also be unlocked with a cell phone. Carrie requested a message board be installed in the alcove to disseminate neighborhood information – guidebook, rules, etc. This could be incorporated into a building sign kiosk at the street entrance to the building or possibly a portable kiosk.

WEP River Project Proposal Update: On hold until the lawsuit is resolved. Carrie suggested a possible alternative for the boating access – traverse through Metro property to the adjoining property owned by Andy Weber on the river, thus bypassing any issues with the properties involved in the lawsuit.

Bookkeeping Contract Review: Lisa Quiller addressed the board with a new contract proposal for booking services to begin January 1, 2021. She explained that if a new rate structure were imposed to include a daily surcharge fee for customers that exceed 750 gallons/day, it would create more work for her to post these fees manually each month. She estimated that it would take approximately 1-2 hours more per month. The new proposal was a \$50 increase per month. If the daily surcharge fee is not adopted, her current contract would remain in effect.

EXECUTIVE SESSION: Steve moved to enter Executive Session at 6:56pm for the purpose of receiving advice from legal counsel on specific legal questions related to potential litigation regarding the quiet title of the river, as authorized by §24-6-402(4)(b); to discuss the terms of a lease agreement with the POA for the new building, as authorized by §24-6-402(4)(a); and to develop strategy for negotiations concerning the sale of four Metro lots on Alpine Drive, as authorized by §24-6-402(4)(a). Carrie seconded and the motion carried.

Steve resumed the regular meeting at 8:10pm.

Maintenance Operator's Report:

Road Department Report: David reported that the equipment was all running. They will be making modifications to the water truck, including the addition of a spray bar, to be able to apply the dust abatement material in house next year. Tim reported that an additional four plastic storage tubs will need to be purchased to store the dust abatement product. The representative from EnviRoad that applied the dust abatement this year will be coming through town and visiting with Tim and David about getting the Metro equipment prepared for application and achieving the best results. Cynthia reported that Archuleta County was favorable to closing Steep Street. Because it is such a short stretch of road, no replatting is necessary. The road can be chained shut, allowing pedestrian and emergency vehicle access. This issue will be revisited at a future meeting. Tim and David felled approximately 15 standing dead trees along Little Beaver that were hazardous. The road has been cleared and large pieces have been removed. They will continue cleanup within the right-of-way as time allows. David reported that there are trees around the lower pond that need to be felled as well.

Water Department Report: The water usage was reviewed for August – 739,650 gallons. Tim reported that he is getting a new quote to upgrade the water plant computer to Windows10 and install upgraded associated software. This will be included in the budget process for next year. He received a warning

from CDPHE that municipalities are prime targets for hackers right now and to be extra careful. Tim and David are rehabbing the chlorine injectors.

Sewer Department Report: Tim reported that eight manholes were rehabilitated this year. These have been added to the mapping program as well.

Parks & Recreation Report: Tim reported that a bench was installed at Aspen Pond for the POA. The aerator pump parts have been ordered and will be repaired as well. They will be doing spot seeding around the pond this fall as well.

Public Comment Period: No public comment.

Administrative Report:

The District is in compliance. An amended budget will need to be filed before the end of the year due to the increased cost of the maintenance building beyond what was budgeted. The total expenses for the year will also warrant an audit. Cynthia will work with Mike Branch to find an auditor from Durango to complete this, as Mike no longer performs this service.

Twenty- Seven delinquencies totaling \$9,298.13 were noted.

Treasurer's Report:

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

Old Business:

The board briefly discussed the rate study that was done by Steve Omer, Plummer Engineering. The board requested that Cynthia prepare a report that shows what the effects of a ≥ 750 gallons/day charge would be compared to the current rate structure. This information will be reviewed at next month's meeting.

New Business:

Addi moved to direct Jeff Driscoll to disclaim the quiet title action and any interest in easements. Doug seconded and the motion carried. The board also requested that Cynthia work with Jeff Driscoll to develop a draft lease agreement with POA for the use of the meeting room and office of the new building, as well as the Aspen Pond Pavillion. Items to be included are: an annual fee of \$50 + the increase in liability insurance for the building; Prohibit smoking on the property, to include marijuana; the POA would also be authorized to rent out the meeting room & pavillion, assuming the management and cleaning of it. Carrie suggested the addition of an internet hotspot at the new building as well. This will be discussed further at subsequent meetings.

Cynthia reported that she contacted CSU, San Juan Basin Health and the researchers responsible for the COVID-19 Wastewater Study being conducted on the front range. If more study money becomes available for the western slope, Metro is on the list to be contacted for participation.

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 on the POA meeting. They decided to hold nine meetings per year. There will not be a meeting in October. A committee has been formed to review rules & regulations. They are working on a fine structure for infractions and a registration process for short term rentals, including rules to abide by for the POA.

Cynthia reported that Tim passed his Operator Water/Wastewater Distribution test and suggested the board consider a bonus for him. The board was favorable and Doug moved to award Tim a bonus for the successful acquisition of his new license. Carrie seconded and the motion carried.

Carrie requested that Tim/David replace the broken lightbulbs in the Aspen Pond Pavillion. She also asked that they look at the road damage done on Larkspur by construction trucks. The drainage pipe along Swiss Village just west of her house by the speed bump is clogged up.

There being no other business, Steve adjourned the meeting at 9:12pm.

Respectfully submitted,

Cynthia Purcell
District Manager