

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

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

Addi moved to approve the minutes from November 12, 2020. Steve seconded and the motion carried.

Maintenance Building Construction Update: Cynthia reported that the Fire Marshall was at the site today to do the final inspection. She requested that the fire alarm be installed (which is on order) and then signed off on everything else. The Certificate of Occupancy should be emailed out within a couple days. Steve asked Tim if it was possible to increase the flows to the hydrants. Tim is consulting with Steve Omer to determine what the hindrance is. The budget is getting tight as the project is finishing up. There will be a final bill from the plumber, a cleaning bill and Jeff's time. The snowmelt froze in the concrete apron and had to be thawed out. It didn't cause any harm and is working properly now.

WEP River Project Proposal Update: On hold until the lawsuit is resolved.

Maintenance Operator's Report:

Road Department Report: Tim reported that he and David will begin modifying the water truck as soon as they're able to move it into the new shop. He and David have repaired the road cut on Larkspur from the recent tap install. Tim also will be installing the wing on the grader in preparation for snow removal. Tim has installed the compressor in the new shop and it is operational. A few rolling cabinets have been assembled and placed in the building as well. The rest of the cabinets/shelving haven't come in yet. The wifi has also been installed and they are working on setting up the internet phone. They are also moving all of the equipment up to the new building. Steep Street will be closed for the winter once the snow hits. A sign will be erected at the entrance alerting motorists that the street will be closed seasonally. The board will continue to discuss the possibility of closing Steep Street permanently in the spring.

Water Department Report: The equipment from Zenner will be arriving tomorrow and Tim will be busy installing it to ensure the continuity of meter reading beyond 12/31/20. The water usage was reviewed for November – 374,660 gallons. He and David flushed all the fire hydrants as well. Tim and David also reported that they worked with Gene to provide the requested paperwork and reports to the state for the upcoming Sanitary Survey. Once all of the paperwork is reviewed by the state, the field visit will be scheduled next year.

Sewer Department Report: No report.

Parks & Recreation Report: Tim reported that the aerator pump parts arrived and it is ready to be used in the spring.

Public Comment Period: No public in attendance

Administrative Report:

The District is in compliance.

Cynthia presented the final 2021 budget. Carrie moved to approve the 2021 budget packet. Steve seconded and the motion carried.

Twelve delinquencies totaling \$3,577.45 were noted.

Treasurer's Report:

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

Old Business:

Steve reported that he presented the draft lease agreement for the maintenance building with the POA at their last meeting. The board asked for additional time to carefully review the document. They will not be having another business meeting till January. There is a discrepancy as to what type of insurance is referenced in the lease – liability, the actual structure, or both. Cynthia will consult with Jeff Driscoll to see what his intent was when he drafted the lease.

New Business:

Cynthia reported that the Gundelach's have requested a letter or support to replat the cul-de-sac that their deck and stairs are infringing on. Jeff Driscoll advised that the board wait to review the actual submittal to the county before making any comments. The replat could result in the Gundelach's acquiring additional land. The POA has obtained a pedestrian easement for homeowners to access the river and Picnic Island through this property.

There was one whole house water filtration rebate application from Breanna Pitcher. Steve moved to approve the application. Carrie 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 held a special meeting on Tuesday to refine and define the rules and regulations for the neighborhood. A document was enacted and will be presented at the Annual Meeting next Tuesday. Directors will also be elected at this meeting.

Doug expressed frustration that the larger pieces of equipment couldn't fit under the overhang of the new building.

Addi moved to adjourn the meeting at 7:47pm. Carrie seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager