

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
February 11, 2021

The meeting was called to order at 6:33 pm by Steve Wilkins, via GoToMeeting video conference. The directors present were Carrie Wienckowski, Addi Greer and Doug Hampton. Bonnie Weathers, homeowner, was also present. Tim McRee and David McRee, Maintenance Operators, were also present. Cynthia Purcell, District Manager, took minutes.

Addi moved to approve the minutes from January 14, 2021. Steve seconded and the motion carried.

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

Maintenance Operator's Report:

Road Department Report: David reported that the roads are clear and they will address the potholes after this next storm. Steve requested the pothole by the entrance on Harmon be filled now as it is degrading the pavement edge. Tim and David have assembled the spray bar for the water truck and are working on attaching it to the truck. David reported that the backhoe plow blade was starting to fall off. They beefed up the brackets and rewelded it back on. Steep Street is now closed for the winter using the temporary barriers. The board will continue to discuss the possibility of closing Steep Street permanently in the spring. Tim and David are continuing to organize the space at the new building. They have also installed the electrical for the welder. The garage door to the shop malfunctioned, but it was quickly repaired. Carrie requested that newer homeowners be notified about snowplowing procedures. Tim volunteered to hand deliver copies of the snowplowing procedures to the homeowners and post them in both mailbox kiosks.

Water Department Report: The water usage was reviewed for January – 585,790 gallons. A yard line leak was found at the Grigg's home. They are monitoring it until spring when it can be repaired. The Colorado Dept. of Health has scheduled the Sanitary Survey field visit for April 22, 2021. Tim and David will be meeting with Steve Omer tomorrow to finalize all the water lines for the GIS mapping project. They will discuss the possibility of increasing flows to the hydrants with him at that time. Doug reported that Andy Weber was selling two metal water tanks that hold a total of 50,000 gallons for \$10,000. He suggested these could be used to store raw water next to the water plant. Tim and David will discuss the viability of this with Steve Omer tomorrow and report back to the board.

Sewer Department Report: David reported that one of the air diffusers on the lagoons is leaking when the temperature is really cold outside. It is still functioning, just not efficiently. They will need to dig this up in the spring to repair.

Parks & Recreation Report: Nothing new to report.

Public Comment Period: Bonnie inquired about the possibility of someone building a tiny house in the neighborhood. Steve said this was a POA issue, but the covenants contain the minimum square footage that is allowed which would preclude a tiny house.

Administrative Report:

The District is in compliance.

Thirty-Two delinquencies totaling \$9,207.81 were noted. Three homeowners will receive a 10 day notice to have their water disconnected if they haven't paid by February 15th.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for January, 2021. Cynthia explained the purpose of a suspense account. Steve suggested asking Tim and David to take a picture of their receipt when they purchase something with the debit card and immediately text it to

Lisa for reconciliation. Steve moved to accept the financials. Addi seconded and the motion carried. There were no bills presented for payment.

Old Business:

Cynthia consulted with Jeff Driscoll and the CSD Property & Liability Pool as to the type of insurance needed for the Metro District to allow use of the maintenance building by the POA and subsequently property owners. The POA provided a copy of their liability insurance for the board to review. Addi moved to approve the POA insurance provided and authorize the lease agreement between Metro and the POA. Doug seconded and the motion carried. Steve will present the lease agreement to the POA at their March meeting for signature.

Steve reported the Gundelach's have been working with Pamela Flowers at Archuleta County to address the encroachment of their stairs/deck on a public road. They provided a preliminary replat for review by the board. It basically makes what exists on the ground the new legal plat drawing of the road with the inclusion of the driveway for emergency vehicle turnaround. They are asking for the Metro's approval of their plan. Steve pointed out that Metro will be gaining more right-of-way at the end of the cul-de-sac due to the smaller footprint of the actual platted road. Carrie asked who would be responsible for maintaining the driveway if it is a platted public road and other liability issues. Steve suggested that Metro not maintain anything within 30 ft. of the home as this is the required setback for all homes in the neighborhood. The board concurred and Steve will relay this information to the Gundelachs.

Cynthia reported that two of the Metro lots were sold (Lots 182 & 183), closing yesterday for \$110,000. After fees and title insurance, the net proceeds were \$108,885. The new owner signed a contract stating that he would not build a multi-family dwelling.

New Business:

There were no whole house water filtration rebate applications to review.

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

Other Business:

Steve reported that the POA will not meet until March.

Addi moved to adjourn the meeting at 7:55pm. Doug seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager