

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
April 8, 2021

The meeting was called to order at 6:34 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 March 11, 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 dust abatement product has been delivered and is being stored in multiple tubs. The water truck is operational and they are beginning to wet the roads to calculate how to apply the product. They will be grading the roads first in preparation of the application. A follow up, lighter application will be done later in the summer and then spot applied as necessary for maintenance. Cynthia reported that the remaining two Metro lots (Lots 180 & 181) have sold to the buyer of Lots 182 & 183. The bus shelter located on Lot 180 will be moved and modified to store the majority of the dust abatement tubs on the maintenance building property. The shelter is no longer needed since the bus stops at the mailbox kiosk now. Steep Street has been reopened and the board discussed whether or not to keep it open or permanently close it. The consensus was to survey the property owners to get their input on the matter. Cynthia will prepare a survey to be included in the next billing that outlines the pros/cons of closing Steep Street. Property owners will be asked to respond with a yea/nay to closing it. She will also ask SunDee to distribute this via email to those property owners that have provided their email addresses. The board will review the responses before making a decision.

Water Department Report: The water usage was reviewed for March – 404,250 gallons. \$379.00 was billed for surcharge fees for daily water use over 750 gallons. The upgraded computer for the water plant has been installed and is working smoothly. David reported that they will be updating the old computer to Windows10, removing the water plant programming and moving it to the maintenance building for computer access in the office. The Colorado Dept. of Health has scheduled the Sanitary Survey field visit for April 22, 2021. Tina Soniat requested leniency on her water bill due to faulty toilets. Tim notified the Soniat's of excessive usage as a courtesy. He noticed this was still an issue about three days later and again notified them of the excessive use. Upon review of their bill, Steve moved to drop the daily overage fee of \$385 and only charge for the water usage through tier 3 which covers the cost of making the water; since the water went through the sewer, all sewer charges would still apply. Addi seconded and the motion carried.

Sewer Department Report: David reported that he has contacted the manhole rehab company and we are on their books for late summer. He and Tim are prioritizing which ones need to be rehabbed in the neighborhood, as well as adding them to the GIS mapping.

Parks & Recreation Report: David reported that the drainage from Aspen Pond currently flows through the middle of a property that is for sale. The prospective buyers have asked for a remedy. David reported that they will be moving the drainage to within Metro's easement between two lot lines. The buyer has also requested driveway access to the property from above. Tim reported that is problematic for snow removal and safety issues surrounding the emergency overflow of the pond. Doug moved to deny access to the property from Metro's easement above. Steve seconded and the motion carried.

Public Comment Period: No public comments

Administrative Report:

The District is in compliance. Cynthia reported that Lisa has provided the QuickBook information to the accounting firm that is conducting the audit of 2020 records. They will be requesting additional info as they work through the audit in May.

Sixteen delinquencies totaling \$5,276.85 were noted. One homeowner's water was shut off last month with no response from them.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for March, 2021. Steve moved to accept the financials. Doug seconded and the motion carried. There were no bills presented for payment.

Steve asked the board members to consider using some of the proceeds from the sale of the lots to install a fence around the maintenance building yard and plant some trees. Doug moved to allocate \$2,500 from Parks & Recreation funds to purchase trees to be planted around the maintenance building and water plant. Carrie seconded and the motion carried. Carrie will inquire about tree availability. A watering system will also need to be set up.

Old Business:

Steve reported that there has been no new development with regards to the Gundelach's replat project.

Cynthia reported that she was contacted by the POA to have Tim & David clean up the pavilion for a homeowner's event. Per the lease agreement, the POA should be responsible for this. Steve concurred and said he would address this with the POA at their next meeting.

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:

The POA will not be meeting until May.

Carrie requested that Cynthia obtain a new quote for installing the AquaHawk water monitoring software to allow customers to check on their water usage through a portal.

Carrie moved to adjourn the meeting at 8:21pm. Doug seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager