

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
October 14, 2021

The meeting was called to order at 6:00 pm by Steve Wilkins, President. The directors present were Carrie Wienckowski, Doug Hampton and Addi Greer. Bob Kimber, 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 July 8, 2021. Doug seconded and the motion carried.

WEP River Project Proposal Update: Since the lawsuit has been resolved, the board was in favor of resuming negotiations with WEP to pursue river improvements in exchange for boating access.

Maintenance Operator's Report:

Road Department Report: David reported that the water jet truck is being kept inside the maintenance building until modifications can be made to it to allow for easier winterization. He and Tim replaced the ball joints on the work truck as well. A new 2" trash pump was ordered to replace the one that failed. Road maintenance on Little Beaver, Sunflower Place and Descent has been on hold due to the lack of gravel availability. Cross Fire will hopefully be able to provide the material in the next coming weeks and the roads can be finished prior to winter. David reported that they haven't had time to place the storage shed (old bus shelter) in the ground yet. Steve suggested contacting Visionary to see if they would be willing to move the tower closer to the edge of the hill to allow more open space and options for the placement of the shed. Tim will contact them to see if this is an option. David reported that the new fire hydrant on Alpine Drive was installed. Other than the temporary loss of water to the river side properties, the install went well. Tim is going to consult with Steve Omer about the valve issues that caused the water outage to mitigate for the future. David reported that they would like to budget for a flow meter next year to test all the fire hydrants in the neighborhood since the fire department no longer does so. He also reported that they are hoping to install the walking path on the east side of Steep St. before winter. The board discussed options for fencing, security and parking at the maintenance building. The consensus was to install a security system around the building and hold off on constructing a fence, which allows for more parking at the building as well.

Water Department Report: The water usage was reviewed for September – 464,850 gallons. \$999.00 was billed for surcharge fees for daily water use over 750 gallons. David reported that the water/sewer taps were installed on Little Beaver and Larkspur. The exterior painting of the water tank was also completed. The interior will need to be completed by 2023. Tim reported that the RSV's he ordered over a year and half ago are finally being shipped.

Sewer Department Report: Tim reported that the sewer discharge permit has been renewed. We are still waiting on clarification of the conditions of the permit. David reported that the aerator pump in the sewer lagoon was replaced. Another small leak was discovered and will be addressed next spring.

Parks & Recreation Report: David reported that they installed a new aerator pump in the upper pond. They will also put a new timer on it next spring. The large cottonwood tree by the lower pond has been cleared out. A burn permit has been obtained from the fire department and Tim & David will begin burning all the fallen trees that have been piled in the boneyard over the winter. David reported that he has applied the rust fungus to the Canada thistle patch by the lower pond.

Public Comment Period: Addi asked that the board discuss ATV use in the neighborhood and ways to curtail it next month.

Administrative Report:

The District is in compliance.

Cynthia reported that quotes were obtained for performing bank reconciliations and financial review from Louise Sumner and Derek Farah. Louise's quote was much cheaper than Derek's. Cynthia will discuss

options with Louise to accommodate QuickBooks version discrepancies and the frequency of financial review that Louise feels may be appropriate.

The board discussed employee evaluations. Steve volunteered to perform Cynthia's review and Cynthia will perform Tim & David's with Gene's input. The board will discuss merit incentive payments at the next meeting.

Cynthia reported that she submitted a Safety Grant request for the installation of the new fire hydrant. The District received a payment of \$889.75.

Twenty-One delinquencies totaling \$5,367.21 were noted.

Cynthia presented the draft 2022 budget. The board reviewed the draft and made recommendations for the next draft version to be reviewed next month. Cynthia will incorporate the revisions and email the draft to the board members for review. Doug moved to authorize Tim to offer \$1,000 for a couple used plastic storage tanks that are being sold by Don Weber. This expense would come from the 2021 General Fund budget to store the dust abatement material for 2022. Steve seconded and the motion carried.

Treasurer's Report:

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

Old Business:

None

New Business:

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

John Kelso requested leniency for a \$50 water daily overage fee on his last bill. Steve moved to grant leniency of the \$50 fee as a one-time courtesy. Addi seconded and the motion carried.

There were no well permit inquiries from Bill Wittwer.

Other Business:

Steve reported that the POA did not meet this month. He also reported that the POA is interested in installing a new USFS gate for the neighborhood. They would like to place it on Metro property by the water tank, if agreeable with the Metro board. Bob Kimber expressed concern with increased traffic to the area and specifically problems with trespassers on his property that another USFS access might bring. Carrie reported that a new mountain bike trail system on Jackson Mtn. was being developed and any new access and subsequent trail should be coordinated with the USFS and trail builders. This new trail system will also increase traffic to the area. Steve will report back to the POA.

Addi moved to adjourn the meeting at 8:56pm. Steve seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager