

**San Juan River Village Metropolitan District**  
**Regular Monthly Meeting Minutes**  
March 10, 2022

The meeting was called to order at 6:06 pm by Steve Wilkins, President, via GoToMeeting video conference. The directors present were Carrie Wienckowski, Doug Hampton and Addi Greer. David McRee, Maintenance Operator, was also present. Bonnie Weathers, homeowner, and Al Pfister, WEP Representative, were also present. Cynthia Purcell, District Manager, took minutes.

Addi moved to approve the minutes from February 10, 2022. Carrie seconded and the motion carried.

**WEP River Project Proposal Discussion:** Al Pfister reported that the WEP group is in the final phase and is preparing the final report to submit to the Colorado Water Conservation Board. It will include a master recreation plan with potential projects and cut sheets that provide more details about each potential project. He inquired as to whether the board was comfortable with the inclusion of the SJRV project in the master plan, as well as a cut sheet detailing the project. The board was favorable to moving forward with discussions about the project and inclusion in the plan and a cut sheet. Al also invited the board to attend the next WEP public meeting, scheduled for April 7<sup>th</sup>.

**Public Comment Period:** Bonnie stated that she was not in favor of the WEP proposal because of the disturbance to fish habitat in the river. She also stated that she liked the GoToMeeting platform and felt it was easy to join the meetings.

**Maintenance Operator's Report:**

**Road Department Report:** David reported that all the equipment is in good shape. The plow chain link broke and they will most likely need to be replaced next year along with the backhoe chains. David has been cleaning out the storage shed and working on updating inventory. David and Steve will meet at the maintenance building to develop a plan for the placement of security cameras. Carrie requested that Cynthia investigate Colorado law with regard to the legality of capturing video of adjacent private property. Steve requested that David fill the potholes just beyond the blacktop at the mountainside entrance to preserve the integrity of the blacktop. David will fill them tomorrow.

**Water Department Report:** The water usage was reviewed for February – 374,240 gallons. \$617.00 was billed for surcharge fees for daily water use over 750 gallons. Tim has been communicating with DNR Tank to obtain a contract and schedule the painting of the interior of the water tank this year. The permit has been issued by Colorado Division of Water Resources for the new gallery well. David reported that the Colorado Rural Water Conference has been rescheduled for May 2<sup>nd</sup> – May 5<sup>th</sup>. He will be attending to obtain the necessary training units to test for his water and wastewater operator's licenses.

**Sewer Department Report:** David reported that they will rummage through the boneyard to find material to dress up the sewer pump house this spring when the snow melts.

**Parks & Recreation Report:** David reported that they will begin burning the wood piles once a new burn permit is obtained. The POA hasn't shown any interest in using the old bus barn shelter anywhere in the neighborhood. The board will hold on to it till spring and if a suitable use can't be found in the neighborhood, Doug expressed an interest in obtaining it. Steve inquired about the tree limbs that have broken off on Metro property due to the heavy snow load. David reported that they will be hauled off to the burn pile this spring. He also plans to trim back more tree limbs within the right-of-way to increase visibility on roadways as well.

**Administrative Report:**

The District is in compliance. Cynthia reported that the Consumer Confidence Report (CCR) has been prepared and will be posted to the District website. It will also be noticed on future billings.

Twenty-One delinquencies totaling \$2,773.61 were noted.

Cynthia reported that the Regular District Election has been cancelled. There were two seats available and no candidates. Doug Hampton's term will end May 3, 2022. Recruitment efforts will ensue to appoint new board members.

**Treasurer's Report:**

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for February, 2022. Steve moved to accept the financials. Addi seconded and the motion carried. There were no bills presented for payment.

**Old Business:**

No old business to report.

**New Business:**

One new whole house water filtration rebate application was presented for review - Greer. Steve moved to approve the Greer application for the \$200 rebate. Doug seconded and the motion carried.

There were no well permit inquiries from Bill Wittwer except Metro's. Steve requested an engineering opinion be sought before actually contracting to drill the well.

**Other Business:**

SunDee provided a written POA report of their past meeting on March 8, 2022 – See attached. Carrie suggested that Metro should offer feedback to the POA on the effects of multiple rentals on a single property with regards to water/sewer/roads. She asked Cynthia to investigate the possibility of installing two water meters on one lot and to review this with the attorney.

Addi moved to adjourn the meeting at 7:07pm. Carrie seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell  
District Manager

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**From:** San Juan River Village POA  
**Sent:** Tuesday, March 8, 2022 7:55 PM  
**To:** Cynthia Purcell  
**Subject:** POA Meeting Update

Hi Cynthia,

We had our POA BOD Meeting tonight. Here were the highlights:

1. We discussed changes to the rules & regulations regarding how many rentals can be on one lot. A few members attended the meeting and said we should survey the membership. We decided we will table discussion and send out a survey asking members if they approve/disapprove of lots containing more than one rental (STR & Long Term).

A board member also suggested adding a question to the survey regarding members' opinions on whether or not size and number of recreational vehicles stored on one lot should be regulated.

2. Al Pfister joined us and asked if the POA was still interested in continuing discussions regarding their project. We said we are still interested in continuing discussions but have not committed to anything yet.

3. Tony Baker was introduced to the Board as a potential replacement for the open position that Steve left.

Let me know if you have any questions. Thanks!

**SunDee Jones**, CMCA, CAM  
Community Association Manager  
San Juan River Village POA