

**San Juan River Village Metropolitan District**  
**Regular Monthly Meeting Minutes**  
August 11, 2022

The meeting was called to order at 6:01 pm by Steve Wilkins, President. The directors present were Doug Hampton, Addi Greer (via phone), and Carrie Wienckowski. Tim McRee and David McRee, Maintenance Operators, were also present. Bonnie Weathers, Tucker Curtis, and Rick & Debbie Moore, homeowners, were also present. Cynthia Purcell, District Manager, took minutes.

Doug moved to approve the minutes from July 14, 2022. Steve seconded and the motion carried.

**Maintenance Operator's Report:**

**Road Department Report:** David reported that all of the equipment is in good working order, with the exception of the work truck. The U joints are rattling in the front and will need to be replaced before winter. The dust abatement hasn't been applied again this summer due to the rain. David also reported that he will begin patching the potholes in the roads. Tim & David will work on installing the remaining security cameras this winter. Steve volunteered to install a camera if they mark where they'd like to have it put.

**Water Department Report:** The water usage was reviewed for July – 633,060 gallons. \$1,248.00 was billed for surcharge fees for daily water use over 750 gallons. Tim reported that two of the meters had failed to read. They have since been replaced and he is now conducting an audit on "0" water usage each month to ensure all meters are registering. The board reviewed the leniency request from Susan Wilhelm. Doug moved to approve the removal of the daily overage fee. Steve seconded and the motion carried. Tim reported that the owner of 401 Alpine Drive has requested that one meter be installed at the property to service a duplex he wants to build. The board stated that a meter for each residence is required and denied the request. The POA is going to start seeking a wet signature from Metro on all building applications. Cynthia requested the POA discuss the possibility of imposing a fine structure for contractors/owners that don't follow the building contract that is signed prior to construction. Tim reported that the contractor has been sandblasting the interior of the water tank. They are almost finished with the bottom half of the tank, including the floor. They will hopefully finish the upper half next week. Once the tank is painted, it will need to cure for 7 full days. Then the tank will be disinfected and a bacteria test will be performed. Once a negative test result is obtained from the lab, the tank will be filled and put back online. The anticipated completion date is September 6<sup>th</sup> or 7<sup>th</sup>. The board has received numerous requests from homeowners to continue posting the daily water usage report to monitor their conservation efforts. The daily report will be posted at the mailbox kiosks and online beginning tomorrow. Tim also reported that he heard back from the contractor who will be installing the gallery well, that the parts should be arriving in mid-October. The contractor will begin work at that time.

**Sewer Department Report:** Tim reported that he and David repaired an exhaust fan in the blower building.

**Parks & Recreation Report:** David reported that there has been no pile burning yet. He removed two cottonwood trees by the lower pond. He has also been doing some mowing.

**Public Comment Period:** Tucker Curtis requested "pooling" the daily water usage limit between his two homes in the neighborhood, allowing 400 gallons between the two each day. Steve responded that the board has received multiple requests to pool water, but due to burdensome bookkeeping, it was not logistically something the board would consider. Bonnie requested assistance with slowing down the traffic on Alpine Drive. Doug responded that the board would add an agenda item to the next board meeting to discuss purchasing additional speed bumps. Addi requested that the dead cottonwood trees that David removed be replaced with another variety of tree to provide shade. Steve responded that she would need to make her request to the POA to plant new trees.

**Administrative Report:**

The District is in compliance. Cynthia reported that the financial audit has been submitted to the state. She also reported that since David turns 26 this month, he will now have to have his own insurance policy and can no longer be covered under Tim's family plan. His new policy takes effect Sept. 1, 2022. David

will be testing for his Water Distributions and Wastewater certifications at the end of the year or beginning of next year.

The board discussed the director vacancy. Rick Moore expressed interest in joining the board. Steve moved to appoint Rick Moore to the board. Doug seconded and the motion carried. A Notice of Appointment certificate was filled out and signed by Steve. Rick then took the oath of office. Cynthia will submit this information to the state.

Twenty-Five delinquencies totaling \$7,023.54 were noted.

#### **Treasurer's Report:**

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for July, 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:**

There were no new whole house water filtration rebate applications.

There were no well permit inquiries from Bill Wittwer.

#### **Other Business:**

SunDee provided a POA report as follows:

1. I will be taking over the architectural committee as of 9/1, since Jeff is retiring from the position. We discussed adding a "metro approval" to the architectural application process (Jeff made a good point that the metro should probably put their stamp of approval on the amount of bathrooms, for example, since that could affect the water usage, etc.)
2. "Wood Chipper Day" will be Sept 4-5. We will organize the sign up process and owners will pay the chipper company directly. We will apply for a firewise grant for next year since they give back funds for fire mitigation and that could save homeowners some money on their yard cleanups.
3. We discussed putting together a committee to research playground grants, so that we could put a playground near the pavilion on the mountain side and another one near the pond on the river side.

Cynthia reported that the WEP group has a final draft water management plan to submit to the state. The San Juan River Village project is also included in the plan. They have applied for several grants to hire a coordinator to keep the group going and to incorporate to become a 501c3. Once this has been sorted out, the group will approach Metro and the POA to begin discussions about moving forward with the project. Carrie asked about the possibility of installing hiking/biking trails over ditches that are piped using state funds.

The board discussed the Jackson Mtn. trail system and the proposed trailhead into the neighborhood. Cynthia spoke with Brandy (USFS) and she said the trail will not be put in the current mapped location at the water tank. They were considering moving the trail to Scott's Gate, if residents wanted. She also said they may consider not including that access trail on their maps and maybe putting up signage at the intersection of that trail with the main trail that states residential access only or other options. If the trail is mapped to the neighborhood, it may be difficult to close the access point. She would like to receive comments from residents.

There being no other business, Doug moved to adjourn the meeting at 7:02pm. Steve seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell  
District Manager