

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

The meeting was called to order at 6:19 pm by Carrie Wienckowski, Secretary. The directors present were Doug Hampton and Rick Moore (via phone). Tim McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Doug moved to approve the minutes from October 13, 2022. Carrie seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: Tim reported that the drive shaft was recently repaired in the work truck. Then the fuel pump went out when David was at the gas station and the truck had to be towed to Buckskin for repair. Due to health issues with both Tim and David, the security camera project is on hold.

Water Department Report: The water usage was reviewed for October – 363,550 gallons. \$519.40 was billed for surcharge fees for daily water use over 750 gallons. Tim reported that overall water usage has gone down since the completion of the water tank project when conservation measures were enforced. Steve Falk requested leniency on his bill due to a leaky toilet while he was out of town. Doug moved to grant Steve Falk leniency on the daily overage fees incurred in the amount of \$149. Carrie seconded and the motion carried. The board agreed to review his request for leniency on the next upcoming bill due to an additional boiler leak, at their next meeting. Tim reported that they have done numerous repairs on the chlorinator in the water plant and have replaced almost all of the major parts. Tim also reported that parts are due to come in next week to address the telemetry issues they have been having with communication between the water plant and water tank. The alarm presently calls them multiple times a night. He reported that LPEA's 3-phase current is also uneven and trips out frequently on the gallery wells. This also triggers an alarm call. Construction on the new gallery well has begun. Tim reported that there have been two violations that will require public notice on the Consumer Confidence Report (CCR) this year: a report submitted with the wrong date; and a missed sampling due to a change in the state's sampling requirements mid-year.

Sewer Department Report: Nothing new to report.

Parks & Recreation Report: Tim reported that Cody Shahan is scheduled to chip all the trees/brush in the boneyard the first of December.

Public Comment Period: None

Administrative Report:

The District is in compliance. Cynthia reported that the District is now registered with the Family & Medical Leave Insurance Program (FAMLI). The required resolution to opt out of the program has been submitted and won't need to be revisited for another 8 years. A lot consolidation request was reviewed by the board. It will consolidate Unit 1, Lot 58 & 59 on the corner of Swiss Village and Heidi Ct. Cynthia submitted a safety grant request for the purchase of the security cameras. The District will receive around \$1,000.

Fifteen delinquencies totaling \$3,868.24 were noted.

The board briefly discussed employee evaluations and merit incentives. This item was tabled until next month when all board members would be present.

Cynthia presented the draft 2023 budget. The board reviewed the salary line item and discussed a possible cost of living adjustment. Cynthia reported that the cost of living index was 5.9% in 2022 and 8.7% projected for 2023. Both Cynthia and Tim's salaries have not been reviewed since 2018. Cynthia reported that she pulled salary comps for their positions from a salary survey conducted by the Special

District Association of Colorado in 2020. Doug requested that this information be emailed to all board members. Doug moved to approve a 10% cost of living adjustment for all employees in the 2023 budget. Carrie seconded and the motion carried. The purchase of two speed bumps was added to the general fund capital project items. The board was favorable to budgeting for a new water truck, but waiting to purchase until the three applications of dust product were applied next year, to determine if it was the preferred dust abatement method going forward. The carbide tip blades for the grader were not added as they would pull gravel up to the surface of the roads. This would be counterproductive to ensuring the best seal of the dust abatement product. The board was favorable to the planned capital projects for both the water and sewer funds. Cynthia will prepare the final budget documents for review and adoption next month.

Treasurer's Report:

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

Old Business:

No old business to report.

New Business:

The board discussed the hook-up document and possible revisions. Carrie reported that Telluride charges a PIF that incorporates a fee/sq ft of living space in addition to charging a PIF for each toilet. Differentiation between remodels and new builds needs better clarification. Further research and discussion is needed. The board tabled this item until next month.

The board discussed the possibility of adjusting the rates & fees schedule for short term rentals per the suggestion of Jeff Driscoll, attorney. Cynthia is researching what percent of water is used by STR's vs. full-time residents. She is comparing the list of county permitted STR's to those that have been flagged as STR's in our meter reading system. A watch list has been assimilated and will be emailed to board members. Doug requested that Jeff Driscoll be consulted about what timeframe the percent difference should be based on – daily, weekly, monthly, or yearly.

There were no new whole house water filtration rebate applications.

There were no well permit inquiries from Bill Wittwer.

Other Business:

Sundee provided the following POA report:

1. The Mountain Bike Trail Committee, led by Joe Jordan & Breanna Pitcher (with Board Representative Jim Miller), presented their report to the Board. Their goal was to inform the Board about the access points that they feel would be the best access points from our neighborhood to connect to the National Forest Service's proposed Mountain Bike Trail System on Jackson Mountain. The Board, after hearing their presentation, concluded the following:

- We should narrow down the focus to two possible access points: Scott's Gate at the top of Elk Ridge Place and the gate located at the top of Steep Street/Harman Avenue. Another considered access point would be on Larkspur Place, however there is no current legal easement there, and owners on that road may be opposed to it. Bob Kimber (resident on Larkspur Place) is very opposed to an access from Larkspur, since he has already had issues with trespassing on his property and he feels the trespassing incidents would increase with an access point added on this road. We are interested to hear the Metro's opinion on this.
- The accesses from the neighborhood should absolutely remain as resident and guest access only. Not public access.
- The committee will come back to the Board on 11/15 to present their final recommendation for an access point (or two) as well as signage suggestions.

2. The Gravel Pit Committee, led by Dave O'Keefe (with Board Representative Tony Baker), presented their report to the Board. Their goal was to inform the Board about the gravel pit up Jackson Mountain, proposed by the National Forest Service. The Board, after hearing the presentation, concluded the following:

- The gravel pit is not in the best interest of the community. The amount of traffic on 160 due to gravel trucks, the close proximity to the neighborhood (1/3 mile away), and the health concerns (silica dust) were all reasons why the Board felt that the National Forest Service should consider other locations.
- The BOD approved a petition to be sent out to all members to sign in agreement that the Gravel Pit should not be placed in the proposed location.
- The BOD will set up meetings with the NFS representative and the county commissioner to express our concerns.
- The BOD will seek legal counsel regarding our options.

By the time we finished the committee reports and discussions, it was 8:30 pm, so the Board decided to adjourn and meet again next Tuesday, 11/15 to hear a one-week later update from the committees and continue/finish the rest of our agenda.

The board appreciation dinner will be December 6th at 5:30pm at the Alley House.

There being no other business, Doug moved to adjourn the meeting at 7:25pm. Carrie seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager