

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
February 9, 2023

The meeting was called to order at 6:02 pm by Steve Wilkins, President. The directors present were Doug Hampton, Carrie Wienckowski, and Addi Greer. Bruce & Pat Keuning, and Bonnie Weathers, Homeowners, were also present. Tim and David McRee, Maintenance Operators, were also present. Cynthia Purcell, District Manager, took minutes.

Addi moved to approve the minutes from December 8, 2022. Doug seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that they performed a repair on the backhoe thumb, replaced the blade on the pickup plow and ordered new chains for it. They are also troubleshooting a leak on the grader. Three security cameras have been installed on the maintenance building. Steve suggested repositioning the cameras to capture less of the building. David reported on the inventory ordering system he created to track water, sewer, and general supplies. He has been cleaning out the shed and organizing parts by categories. He showed the board his inventory spreadsheet and how it automatically calculates when to reorder. The sewer inventory is complete and he is working on the water inventory currently. Supply parts will be ordered on a monthly basis. The board was favorable to ordering two additional speed bumps and reflective paint to rehab the old speed bumps.

Water Department Report: The water usage was reviewed for December – 296,720 gallons and January – 583,780. \$105.00 was billed in December and \$1,058.00 in January for surcharge fees for daily water use over 750 gallons. Tim reported that the permit with Division of Water Resources for the gallery well construction expires next month. An extension has been requested for an additional year. He and David will gather the supplies necessary to install the pump this summer. David reported on his operator license testing. He has applied to test for one of his licenses now and should have confirmation within 10 days. He is not able to test for the other until April. Tim is scheduled to attend the Colorado Rural Water Conference the beginning of April to renew his licenses in the event that David is unable to obtain the necessary licenses to be considered the Operator in Responsible Charge (ORC).

Sewer Department Report: Tim reported that he will revisit remedies to control the odor from the lift station next to Robert Soniat's home with Gene Tautges and report back. The blower on the aerator in the lagoons quit working. A new one will be ordered.

Parks & Recreation Report: No report.

The board discussed the problems that arose with snowplowing during the last big storm when Tim & David were both gone. There were equipment break downs and issues with outside contractor capabilities. After which, Doug Hampton was able to clear and maintain the roads until Tim & David's return. This prompted Steve to discuss what policy and procedures were in place for Metro employees to take time off. As there isn't a written employee benefit package, the board requested that Cynthia draft one for review at the next meeting. David made a request for time off in March, May, July, and in August. The board will respond after review of the benefit package at the meeting on March 9th.

The board discussed the hook-up document and possible revisions. Tim suggested revisions to clarify contractor responsibilities and the addition of obtaining a ROW permit from Archuleta County. Doug suggested the addition of a contractor traffic plan and having all materials on site prior to excavation. The board also discussed different possibilities for clarifying or adjusting the PIF on the document. There are approximately 5-7 lots in which the PIF was prepaid long ago, but no building has commenced. There was discussion about possibly setting a maximum toilet limit of two for that fee paid. If someone wanted to build a home with toilets beyond that limit, they would be subject to a PIF fee for the additional toilets on the current rates & fees schedule. A remodel would pay the PIF due for the additional toilets added. Cynthia will make the revisions and distribute again for review. Carrie suggested the possibility of adjusting all rates & fees each year by the percent increase in inflation.

Public Comment Period: Bruce Keuning expressed his frustration with sloppy roads, notably Descent Dr. during the last big storm. He requested that more frequent passes be made when the temperature warms up to remove slush and possible sanding when it is icy. He also requested mediation for the mud in front of the mailbox kiosks. Cynthia will ask Tim & David to spread woodchips out to help keep the mud down.

Administrative Report:

The District is in compliance. The board discussed the possibility of entering into an agreement with TBK Bank to participate in IntraFi. TBK Bank would increase the interest rate on our accounts in exchange for transferring funds above \$250,000 (FDIC Insurance limit) to other FDIC insured participating banks across the U.S. This would amount to approximately \$2,000 more in interest/year. Doug moved to reject the IntraFi agreement. Addi seconded and the motion carried.

Cynthia reported that this is an election year for directors. A call for nominations was posted in the Pagosa SUN and on the website. Cynthia presented a resolution to designate her as the election official and outline the election plan. Steve moved to approve the election resolution. Doug seconded and the motion carried. All director seats are up for election. The seats are usually staggered so 2 director seats are vacant in one election year and 3 are vacant the subsequent election in two years. Three directors were appointed between election cycles (Doug, Addi and Rick) and their term will automatically end at the next upcoming election on May 2, 2023. Steve and Carrie are term limited and not able to run for one of the seats. Addi and Doug submitted a Self Nomination Form along with Bruce Keuning. If there is a vacant seat after the election, the board may appoint someone to fill it.

Cynthia reported that there were 3 violations pertaining to sampling requirements and reporting them in 2022. They will be noted in the annual Consumer Confidence Report (CCR) that will be published this year.

Seventeen delinquencies totaling \$4,846.30 were noted in December and fifteen delinquencies totaling \$4,283.09 were noted in January.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for December, 2022 and January, 2023. Doug moved to accept the financials. Steve 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:

The POA hasn't met yet – no report.

There being no other business, Addi moved to adjourn the meeting at 7:53pm. Carrie seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager