

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
June 8, 2023

The meeting was called to order at 6:05 pm by Steve Wilkins, President. The directors present were Rick Moore, Bruce Keuning, and Addi Greer. Tim and David McRee, Maintenance Operators, were also present. Bonnie Weathers, Debbie Moore, Hal Jaeke and Andy Camacho, homeowners, were also present. Cynthia Purcell, District Manager, took minutes.

Bruce moved to approve the minutes from May 11, 2023. Rick seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that all of the equipment is in good, working order. They will be performing maintenance on the bobcat and backhoe. They added material, graded and cut the ditch back in along Sunflower Place. It had fallen into disrepair after all the runoff. In preparation for the next application of dust abatement, scheduled for the week of June 26th, they will be sweeping the loose rocks off all the roads. No new security cameras have been installed. David has completed the inventory ordering system and all supplies were restocked at the end of May.

Water Department Report: The water usage was reviewed for May – 368,350 gallons. \$3,537.00 was billed for surcharge fees for daily water use over 750 gallons for the past two months. The board reviewed the leniency request submitted by Steve Wilkins. He had a leak in his yard line while he was out of town. A neighbor noticed water bubbling up in his yard and notified Steve. He immediately had Tim/David shut the water off. Steve reported that the water pressure is extremely high at his home which could have attributed to the leak. The leak went undetected due to the Zenner site being down. Rick moved to approve Steve's leniency request and charge for the water used, while forgiving the daily water surcharge fees and excess sewer fees. Addi seconded and the motion carried. Tim will consult with Steve Omer to see if there is a remedy for the high pressure. Tim reported that they will begin the lead & copper testing soon. They also need to complete an inventory of all service lines for the state. They have begun excavating on the gallery well to install the piping/electrical for the pump. The valve has been installed and they will be working over the next couple of weeks to run the water line and electrical. PALL has completed the programming to add the new well to the computer system.

Sewer Department Report: Tim reported that he received some remedies to control the odor from the lift station next to Robert Soniat's home from Gene Tautges. There is a filter medium that could be installed. He estimated the initial cost to be around \$1,500 to install and then it would require maintenance on a quarterly basis.

Parks & Recreation Report: David has started mowing throughout the neighborhood. Tim will confirm with Craig of Treecology that all trees are being sprayed for bugs and request that he fertilize them as well at the appropriate time of year.

Public Comment Period: Hal Jaeke reported that he's noticed a hole along the trail by the pond that may have been dug by a muskrat or beaver. Tim will investigate. Bonnie Weathers thanked the board and Tim/David for installing the speed bump in front of her house. She also thanks Tim/David for removing the dead tree at the waterfall.

Cynthia reported that Metro received a copy of the lot consolidation request submitted by Mary Ann Camacho to Archuleta County. The three lots proposed to be consolidated – San Juan River Resort Unit 2, Lots 63, 64 & 65, are within the District's boundaries. Upon closer inspection, the District has a main sewer line that traverses Lot 65. The location of the sewer line does not appear to be within a utility easement designated on the plat map. This sewer line was installed around 1971 when the subdivision was established and services all properties within the river corridor of the San Juan River Resort Unit 2. Cynthia spoke with Archuleta County to inform them of the presence of the sewer line. They have requested a formal letter to that effect. Mary Ann Camacho purchased the lot in 1997. Andy Camacho, Mary Ann's son, was present and had some questions. He asked if Metro had proof that a legal easement existed, if the original lot owner was notified that the sewer line was there, and questions about

building on the lot. Steve told him that Metro will need to start investigating options to see what could be done. He let Andy know that Metro would work toward a fair and equitable solution.

Administrative Report:

The District is in compliance. Cynthia reported that election documents were submitted to the state and have been approved. She submitted a request for a safety grant offered by the Colorado Special District Property and Liability Pool. The District will receive a little over \$900 for the purchase of a safety item (one speed bump).

Cynthia reported that both Vertical Bridge and Verizon have approved the cell phone tower location at the far end of the sewer lagoons at 598 Alpine Drive. We are waiting for a site visit to be scheduled.

Eighteen delinquencies totaling \$5,308.99 were noted in May. We still haven't heard from one homeowner that had their water turned off at the beginning of May about turning the water back on.

Rick met with each board member separately to gather feedback on the draft employee benefit package. The information was compiled and presented to the board for review. After discussion, the board will reflect on the changes and review again next month. Cynthia will provide the board with the salary survey that was conducted by the Special District Association of Colorado in 2020.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for May, 2023. Steve moved to accept the financials. Rick seconded and the motion carried. There were no bills presented for payment.

Old Business:

Steve reported that he has been in contact with the programmer to update the website "Personal Contact Info" portion. Since both the POA and Metro agreed to split the cost, a deposit was paid by Metro to allow the programmer to begin the security upgrade.

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 doesn't meet till next week.

Rick reported that he stopped by the Sheriff's Office to inquire about ATV use on County roads. He was told that ATV's are not allowed on County Roads. They said that Metro has no enforcement rights and no liability.

There being no other business, Addi moved to adjourn the meeting at 7:27pm. Rick seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager