

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
July 13, 2023

The meeting was called to order at 6:35 pm by Rick Moore, Vice-President. The directors present were Doug Hampton and Addi Greer. Tim and David McRee, Maintenance Operators, were also present. Bonnie Weathers, Debbie Moore, MaryAnn and Andy Camacho, homeowners, were also present. Cynthia Purcell, District Manager, took minutes.

Addi moved to approve the minutes from June 8, 2023. Rick seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that he replaced a bearing on the bobcat. He also performed maintenance on the backhoe. In preparation for the next application of dust abatement, David has been sweeping the loose rocks off all the roads. In some areas it seems to be pulling the product off the road. They are going to apply the next application sooner than scheduled to see if it will create a thicker layer – probably around the first of August. No new security cameras have been installed, but they will begin working on them in-between projects. Rick requested that David be trained on operating the grader before winter. David will practice on Elk Ridge.

Water Department Report: The water usage was reviewed for June – 406,380 gallons. \$1,099.00 was billed for surcharge fees for daily water use over 750 gallons. Tim consulted with Steve Omer about the high pressure on the water line along Harman Ave. Tim will be collecting pressure readings from all the homes to determine the best place to install a prv in the line. PALL is sending the parts to finish up the wiring for the gallery well. They have performed the first set of sampling requirements for the state. The next set will be done in August. Tim will be replacing a pneumatic valve on the water plant. He will also be replacing the pilot assembly on a prv near the booster station on top.

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. This will be considered in next year's budget.

Parks & Recreation Report: Tim and David will be installing a drip system for all the trees next to the maintenance building and along both sides of the sewer lagoon fence. They will also be putting in some sprinklers to water the grass. They will all be put on timers. Cynthia arranged for Treecology to put all the trees on a fertilizer schedule as well as being sprayed for bugs. The dead trees will be removed as well.

Public Comment Period: Andy Camacho inquired about the lifespan on the sewer line crossing his mother's property. Tim reported that it was a pvc pipe and would last a long time.

Administrative Report:

The District is in compliance. Cynthia reported that the financial audit has been completed and there were no negative findings. Having Louise review the district financials each month has helped Lisa with keeping the books. Cynthia will file the required documentation with the state auditor.

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.

Twenty-Five delinquencies totaling \$7,068.20 were noted in June.

The board tabled the employee benefit package until the entire board could be present to vote.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for June, 2023. Addi moved to accept the financials. Doug seconded and the motion carried. There were no bills presented for payment. Cynthia reported that the conservation trust bank account would be closed and the money transferred over to the general fund bank account to avoid a \$10/month fee when the balance is under \$250. It will be tracked under its own line item within the general fund.

Old Business:

Steve has been working with the programmer to update the website "Personal Contact Info" portion. It should be complete soon.

New Business:

The board discussed the lot consolidation request by MaryAnn Camacho. Cynthia spoke with the County and was told the consolidation was already complete and approved. Cynthia had emailed a copy of the deed from the developer to the first owner of Lot 65 in which the sewer line easement was referenced. MaryAnn said she was not made aware of the encumbrance when she purchased the lot. She asked if an estimate could be obtained for moving the sewer line.

There were no new whole house water filtration rebate applications.

There were no well permit inquiries from Bill Wittwer.

Other Business:

The minutes from the POA meeting were emailed to all board members. The POA is interested in putting a playground area in the grassy area northeast of Rainbow Lake (in between the well area and Bridge Drive). They would like to know if Metro has any objections. The board tabled the item until the full board could be present to discuss. The POA also sent out a survey to see if members were interested in getting an estimate to pave the roads.

To ensure a quorum for the next board meeting, August 31, 2023 was chosen due to board members schedules. Cynthia will send out an email to confirm with all board members.

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

Respectfully submitted,

Cynthia Purcell
District Manager