

**San Juan River Village Metropolitan District**  
**Regular Monthly Meeting Minutes**  
October 13, 2022

The meeting was called to order at 6:04 pm by Steve Wilkins, President. The directors present were Doug Hampton, Addi Greer, Rick Moore, and Carrie Wienckowski. Bonnie Weathers, Debra Harper, Debbie O'Keefe, Tyler & Denise Link, and Marc & Cindi Walls, homeowners, were also present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes from September 8, 2022. Addi seconded and the motion carried.

**Maintenance Operator's Report:**

**Road Department Report:** David reported that they repaired a hydraulic leak in the backhoe. They are also taking the work truck to Buckskin on Monday to have it repaired. The dust product left over from this year will be applied next year along with two other budgeted applications. A new plastic tank has been budgeted for next year as well. Addi suggested covering the tanks with a tarp to help prolong their longevity at a prior meeting and Steve concurred. David reported that he will begin installing the remaining security cameras around the maintenance building. The board requested that the potholes be patched before winter. Steve offered the use of his plate packer. Carrie suggested that the contractors should be required to submit a parking plan to the POA when applying for a building permit. Cynthia will relay this suggestion to SunDee.

**Water Department Report:** The water usage was reviewed for September – 258,280 gallons. \$35.00 was billed for surcharge fees for daily water use over 750 gallons. David reported there was a 9,000 gallon leak at 40 Elk Ridge Place. They were unable to contact the owner so they shut the water off. A contractor was on site the next day to do repairs. David and Tim installed 3 new taps on Alpine Drive. They are still waiting on the delivery of parts to finish the meter installs. David reported that we are waiting on parts to arrive to begin the installation of the gallery well – probably mid-October. The board requested that the contractor be called to inquire about the status.

**Sewer Department Report:** David reported that he is now the Operator in Responsible Charge (ORC) for both wastewater and collections.

**Parks & Recreation Report:** David reported that there has been no pile burning yet. The cottonwood tree rounds are too large and porous to burn. He suggested hiring Cody Shahan to chip the rounds and use as mulch around the neighborhood. He will inquire about the cost. David will also be mitigating around the large tree that is on Metro property above the Rapp's house on Bridge Drive. The tree sits on a steep hillside and a large portion of the roots are exposed. He will be shoring up the hill below the tree, covering up the roots with topsoil and planting grass with erosion blankets staked over the top.

David also reported that the fire department came and did a pre-fire planning exercise for both the maintenance building and water plant.

**Public Comment Period:** Debra Harper asked if the pile burning was open to homeowners as well. Doug replied that it was not. Bonnie asked how the board was going to address slowing traffic down on Alpine Dr. Rick suggested spacing the speed bumps out differently next year to slow cars down on the straight-aways. Steve told Bonnie that new speed bumps were on the wish list for the 2023 budget as well. Bonnie also requested that the east Alpine Dr. entrance road be repaired where the pavement ends. Debra Parker also requested that the ridges in the road on Elk Ridge be considered for repair as well. Marc & Cindi Walls requested additional information about the proposed gravel pit and bike path on Jackson Mtn. The board directed them to the POA.

Tyler & Denise Link addressed the board regarding the PIF's that they paid for service to 48 Bear Mtn. Place. They felt the fees assessed (\$26,000) were not fair and didn't align with the hook-up documentation. They considered their construction project a remodel and not a new build. Therefore, they felt the PIF assessed should be the difference in price on the current fee schedule between the cost for 5 toilets (\$26,000) and the cost for 2 toilets (\$14,000) equaling \$12,000 for the addition of 3 new

toilets. The hook-up document language was interpreted by the board as the difference in number of toilets, not price, which would equate to a PIF for 3 toilets of \$20,000. The board expressed that they were the first owners in the neighborhood to demolish and rebuild a much larger home. The board is charged to safeguard the water and sewer infrastructure for years to come, thus they considered the impact of the project as a new construction. After discussion, Doug moved to charge a PIF of \$20,000 for the addition of 3 toilets at 48 Bear Mtn. Place and refunding the owners \$6,000 for fees previously paid. Steve seconded and the motion carried. The board will review the hook-up document for possible revision to clarify the language and address the definition of remodel vs. new construction.

### **Administrative Report:**

The District is in compliance. Cynthia reported that a budget notice will be posted in the Pagosa SUN next week.

Cynthia presented the new Family & Medical Leave Insurance Program (FAMLI) instituted by the state of Colorado. This program enables employees to take paid family and medical leave up to 12 weeks for specific covered circumstances. Cynthia reviewed the program with both Tim and David. After discussion, none of the employees wished to participate. Cynthia presented Resolution 2022-01 Declining Employer Participation in FAMLI Program. Doug moved to approve and adopt Resolution 2022-01. Steve seconded and the motion carried. The resolution was signed and Cynthia will submit this to the state.

Eighteen delinquencies totaling \$7,120.24 were noted. Cynthia reported that one property had a lien filed on it and she was getting ready to certify the amount to the Archuleta County Treasurer. As a courtesy, she contacted the owner to give them an opportunity to rectify their account first. The owner has since paid.

The board discussed employee evaluations and merit incentives. Cynthia prepared both Tim and David's evaluations and presented them to them last week. She will send copies of the evaluations to the board. Steve volunteered to do Cynthia's evaluation with the help of other board members if they are available. Merit incentives will be discussed next month.

Cynthia presented the draft 2023 budget. The board requested the addition of the following general fund capital project items: carbide tip blades for the grader (quote to be sought) and two speed bumps. The board also requested additional information about the possibility of renting a water truck vs. purchasing one for the dust abatement applications. The board was favorable to the planned capital projects for both the water and sewer funds. The board will review the budget again next month.

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

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

The board tabled the hook-up document review until next month.

There were no new whole house water filtration rebate applications.

There were no well permit inquiries from Bill Wittwer.

### **Other Business:**

There was no POA report, as they haven't met yet.

Cynthia will inquire about the availability of Alley House to accommodate a board appreciation dinner in December. She will email possible dates to the board.

There being no other business, Addi moved to adjourn the meeting at 8:30pm. Steve seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell  
District Manager