

**San Juan River Village Metropolitan District**  
**Regular Monthly Meeting Minutes**  
August 31, 2023

The meeting was called to order at 7:01 pm by Steve Wilkins, President. The directors present were Rick Moore and Bruce Keuning. Tim and David McRee, Maintenance Operators, were also present. Debbie Moore, homeowner, was also present. Cynthia Purcell, District Manager, took minutes.

Rick moved to approve the minutes from July 13, 2023. Bruce seconded and the motion carried.

**Maintenance Operator's Report:**

**Road Department Report:** Tim reported that the motor grader has a hydraulic leak that he can't repair. Honen will be coming out next week to take a look. The tire on the roller also needs replacing. The Dodge needs new tires before winter and Tim will have Buckskin perform maintenance on the plow to make sure it is in good order prior to winter as well. The last dust abatement application has held well. Tim reported that there is still a little product left for spot treatments.

**Water Department Report:** Tim reported that the verbatim, or computer alarm system that calls a series of phone numbers when something is wrong with the water system, needs to be replaced. A quote for \$2,200 was presented. Tim and David have been replacing the auto shut-off valves on the water meters. The water usage was reviewed for July – 654,590 gallons. \$672.00 was billed for surcharge fees for daily water use over 750 gallons. There were several homeowners with high usage. A tank inspection was performed on the interior of the water tank. This was to comply with the state mandate to have one performed every 5 years. Tim reported that the new gallery well is operational. They will perform one more set of water sampling next month before requesting authorization to put it on line with the state. Tim has been consulting with Gene about the high pressure on the water line along Harman Ave. They will need to collect pressure readings from all the homes to determine the best place to install a prv in the line. This will be a spring project. The lead and copper sampling is complete and David will be sending out the results and uploading the certificate of delivery with the state. Tim is consulting with Gene about a possible exemption from the line inventory requirement by the state. The board reviewed the leniency request submitted by Jan Wittwer. She left her outside hose on and was requesting that the excess sewer fees be waived. Her bill showed that no excess sewer charges were incurred, so there was nothing to waive. The board also reviewed the leniency request submitted by Hugo & Bianca Hinojos. They also had a hose that was left on. Steve moved to forgive the daily overage charge, the sewer charges in Tier 3 and 4, and charge for the water only through Tier 3. Rick seconded and the motion carried. Another leniency request from Lauren Bailey was also reviewed. They had a severely leaky toilet and a hose that was left on. Rick moved to forgive the daily overage charge and charge for the water and sewer only through Tier 3. Steve seconded and the motion carried. The board reviewed the concerns presented via email by Lauren Bailey, homeowner, about brown water at her house. This has been an ongoing discussion item with the board about how to best mitigate for the brown water without adding costly additional chemicals to the water system. The brown water occurs when the sediment in the pipes is stirred up. This happens when a fire hydrant is used or work is performed on a water line. The presence of brown water at her house should subside now that all water projects have been completed along Alpine Dr. Steve suggested that Tim and David try filling the water truck up from the fire hydrant closest to the water tank next year when they are applying the dust abatement, as to not disturb the water in the lines further down. This will be implemented to see if it helps. The whole house filter rebate program was developed to help homeowners with the cost of filtering out the brown water before it enters their home. Cynthia will respond to Lauren letting her know that the board takes the brown water issue seriously and are trying to mitigate for it.

**Sewer Department Report:** Tim reported that they have been performing repairs on the lift stations. The effluent line needed to be replaced on the lift station near Soniat's residence. The lift station by the Wittwer's residence needs to be pumped and pressure washed. They will need to contract this out and have services performed on all three lift stations.

**Parks & Recreation Report:** David has been installing a drip system for all the trees next to the maintenance building and along both sides of the sewer lagoon fence. He just has a little backfill left to do. Aquashade was applied to the upper pond. It turns the water a deep blue and inhibits light from

penetrating the surface of the water to keep aquatic plants from growing. The cattails were also sprayed. The aerator pump will need to be rebuilt this winter.

**Public Comment Period:** No public comments

**Administrative Report:**

The District is in compliance.

Cynthia presented the cell tower agreement and red-lines provided by our attorney for review. The board discussed the pros and cons of moving forward with negotiations on the agreement. The pros were increased cell coverage for all residents and a potential new internet service provider. Rick presented several reports he found from governmental and other entities regarding cell towers and the potential of health risks, which are open to interpretation. The item was tabled until the next meeting when the entire board, hopefully, could be present to discuss.

Fifteen delinquencies totaling \$5,349.49 were noted in July.

The board discussed the revised employee benefit package with suggestions made by all board members. This item was tabled until the next meeting when 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 July, 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 working with the programmer to update the website "Personal Contact Info" portion. It should be complete soon.

**New Business:**

The board reviewed the whole house water filtration rebate application submitted by Lauren Bailey. Steve moved to approve Lauren's application and to offer her another \$200 rebate to install a higher quality filtration system in the future. Rick seconded and the motion carried.

There were no well permit inquiries from Bill Wittwer.

**Other Business:**

The POA will be meeting next month. 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 stated that nothing could be built, planted, or installed over the well site.

There being no other business, Bruce moved to adjourn the meeting at 8:45 pm. Rick seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell  
District Manager