

**San Juan River Village Metropolitan District**  
**Regular Monthly Meeting Minutes**  
September 14, 2023

The meeting was called to order at 6:07 pm by Steve Wilkins, President. The directors present were Rick Moore, Doug Hampton, Bruce Keuning, and Addi Greer (via phone). David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Bruce moved to approve the minutes from August 31, 2023. Steve seconded and the motion carried.

**Maintenance Operator's Report:**

**Road Department Report:** David reported that Honen came out to look at the motor grader and determined it has a hydraulic leak on one of the main lines. They are preparing an estimate to do the repair. The tire on the roller has been repaired. David scheduled to have Buckskin perform maintenance on the Dodge and snowplow next week. He is also getting prices on snow tires for it.

**Water Department Report:** David has been working on replacing the auto shut-off valves on the water meters this week. The water usage was reviewed for August – 611,940 gallons. \$1,680.80 was billed for surcharge fees for daily water use over 750 gallons. David reported that he is starting to plan how to build the housing for the water tank electronics. He will be meeting with Doug tomorrow to get ideas. This could possibly be built in the shop over the winter and installed next year. David is also sourcing parts for the Larkspur pressure system. He found a fiberglass tank and is looking for a pump. The goal is to have all parts purchased and on hand for the next opportunity to install them. David has been looking at auction sites in search of a new water truck. Steve reported that there is company in Arizona that rebuilds old trucks with new tanks and pumps. He will get David the site. Cynthia will inquire if Archuleta County has a water truck they may be selling. David reported that he has been collecting water pressures at homes along the water line on Harman Ave. This will help determine the best place to install a prv in the line. Steve Omer will also be consulted once all pressure readings have been collected. This will be a spring project.

**Sewer Department Report:** David reported that Rocky Mountain Sanitation will be coming out next week to pump out the lift stations. The manhole rehab project is awaiting scheduling.

**Parks & Recreation Report:** Bruce requested that the dead limbs and trees by the lower pond be cleaned up and removed.

**Public Comment Period:** Bonnie inquired about whether or not the duplex on Alpine Ave was being serviced by Metro. Doug reported that there are two taps – one for each unit.

**Administrative Report:**

Cynthia presented a leniency request from Laurie Nuell. She had a yard leak that crossed over two billing cycles. Doug moved to forgive the daily overage fees, excess sewer charges, and only charge for the water through Tier 3 across both billing cycles. Rick seconded and the motion carried.

The District is in compliance. Cynthia reviewed capital projects scheduled for 2023 and potential projects for 2024. The board will review the first draft of the 2024 budget next month.

The board discussed employee evaluations for 2023. Cynthia will do the evaluation for Tim, Rick and Doug will do the evaluation for David, and Steve will do Cynthia's.

As all board members were present, the board discussed whether or not to pursue negotiations with Vertical Bridge to install a cell tower on Metro property. A coverage map showed that everyone within the District would have good cell coverage both inside and outside their homes. Each board member shared their perspective/concerns. Addi was not in favor, stating that she felt cell towers posed a health risk, especially to those homes that are in close proximity to the tower. The board ultimately voted, with the

majority in favor, to pursue negotiations. The cell tower agreement and red-lines provided by Metro's attorney were reviewed. Additional stipulations will include: the tower be a mono-pine and the height cannot exceed 80 ft, even with additional antennas or 'add-ons' in perpetuity; a clause stating that if a government agency concludes that cell towers cause health issues, the agreement can be terminated; and rather than a perpetual lease, the board proposed a lease of \$10,000 per year for 30 years. Cynthia will consult with Jeff Driscoll to make the additional changes to the agreement and present it to Vertical Bridge.

Fifty-Three delinquencies totaling \$23,578.76 were noted in August. Lisa emailed and mailed out all outstanding bills to homeowners.

The board discussed the revised employee benefit package with suggestions made by all board members. Addi moved to adopt the employee benefit package for 2024. Rick seconded and the motion carried.

**Treasurer's Report:**

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

**Old Business:**

None

**New Business:**

There were no new whole house water filtration rebate applications submitted this month.

There were no well permit inquiries from Bill Wittwer.

**Other Business:**

The POA minutes from their meeting on Tuesday were emailed to all board members. The POA will be pursuing the installation of a playground area in the grassy area northeast of Rainbow Lake (in between the well area and Bridge Drive). Again, the board stated that nothing could be built, planted, or installed over the well site. The liability issue will need to be discussed between both entities as well. The POA circulated a survey asking residents if they would like Metro to get an estimate on what it would cost to pave all roads in the subdivision. Most residents were in favor. Doug volunteered to talk to Kip Stroehecker to get an estimate. He will report back next month.

There being no other business, Steve adjourned the meeting at 7:27 pm.

Respectfully submitted,

Cynthia Purcell  
District Manager