

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
October 12, 2023

The meeting was called to order at 6:02 pm by Steve Wilkins, President. The directors present were Rick Moore, Doug Hampton, Bruce Keuning, and Addi Greer. Bonnie Weathers and Jeff Hester, homeowners, were also present. Tim McRee and David McRee, Maintenance Operators, were also present. Cynthia Purcell, District Manager, took minutes.

Addi moved to approve the minutes from September 14, 2023. Rick seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that Buckskin performed maintenance on the Dodge and snowplow. Snow tires and rims were purchased as well. Material will need to be purchased to repair the road on Larkspur where they replaced the pressure system. Tim reported on a water truck he inquired about purchasing in Yuma, AZ. They refurbish old trucks with new tanks, pumps and spray bars. The tank has twice the capacity as our current truck and is within the amount budgeted for purchase. Tim could fly from Durango to Yuma and drive the truck back to Pagosa. The board was favorable of this endeavor. Rick suggested measuring the height of the truck to see if it could fit under the overhang at the shop. David reported that they've made a plan for installing more cameras at the maintenance building. More cable will need to be purchased.

Water Department Report: The water usage was reviewed for September – 407,260 gallons. \$755.00 was billed for surcharge fees for daily water use over 750 gallons. Jan Wittwer requested leniency on her bill for the daily overage fees assessed when she left her outside hose on. Steve moved to forgive the daily overage fees of \$44. Addi seconded and the motion carried. Steve inquired about the status of the gallery well. The second round of sampling was complete and we are awaiting the results from the lab. Once those are received, we can work with the state to put it online. Cynthia is working on closing out the permit with the Division of Water Resources. Tim reported that the materials have been purchased to start building the housing for the water tank electronics. They will construct the housing in the shop and then install on the concrete pad once finished. The new Larkspur pressure system has been installed. They are keeping the old equipment for spare parts.

Sewer Department Report: David reported that Rocky Mountain Sanitation pumped out the lift stations. Six manholes were rehabbed last month. David is working on adding this information to the GIS mapping system.

Parks & Recreation Report: David reported that they cut down and removed the dead limbs and trees around the lower pond. There are a few pine trees that still need to be removed within the road right-of-way on Larkspur. The POA is installing a USFS access gate along Larkspur. To prevent parking within the road right-of-way and damage to a fire hydrant and manhole, Tim and David will be installing large rocks along this stretch.

Public Comment Period: Jeff Hester, on behalf of the POA, requested Metro seek bids from regional engineers for a plan to pave all the roads in the neighborhood. The POA sent out a survey and got about 90 responses, with around 70 in favor of exploring the option of paving, to see what the cost might be.

Administrative Report:

The District is in compliance. Cynthia presented the draft 2024 budget. Each fund was discussed, along with potential capital improvement projects. Cynthia will send out another draft with suggested revisions.

The board reviewed the counter offer received from Vertical Bridge to install a cell tower on Metro property. They proposed a ground lease of 40 years with a 5 year initial term followed by seven (7) five (5) year terms. They will pay \$10,000/annual rent, plus offer a 1.5% yearly escalator. Steve moved to accept the financial terms, but is contingent on reviewing the terms of the new ground lease. Rick

seconded and the motion carried. Cynthia will convey this to Vertical Bridge and request a new ground lease be provided for review.

Twenty-Six delinquencies totaling \$10,808.82 were noted in September.

The board discussed employee evaluations for 2023. Tim and David's review have been complete. Steve and Cynthia will arrange for a time to complete hers. Merit incentives will be discussed at next month's meeting.

Treasurer's Report:

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

Old Business:

Doug reached out to Kip Stroehecker several times to inquire about an estimate to pave all the roads in the neighborhood, with no response. He will keep trying. Cynthia will contact a few engineering firms to request an estimate to perform an analysis resulting in a plan for paving.

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 will be meeting next month.

Cynthia will contact Alley House about availability in December for a board appreciation dinner.

Rick reported that there were people camping at the ponds. He would like to install a "No Parking" sign there to deter this in the future. The board was favorable. Rick will design the sign.

There being no other business, Steve adjourned the meeting at 8:12 pm.

Respectfully submitted,

Cynthia Purcell
District Manager