

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
March 14, 2024

The meeting was called to order at 6:01 pm by Steve Wilkins, President. The directors present were Doug Hampton and Addi Greer. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Addi moved to approve the minutes from February 8, 2024. Doug seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that the roads are sloppy and potholes are present. He can address the holes once the weather changes. People were driving around and moving the barriers to access Steep St. so he opened it up last week. A couple more jersey barriers will be purchased before next winter to avoid this happening again. David reported that he has been working on the water truck and it is now ready for applying the dust abatement. As soon as the weather clears, he will do a test run with water to calculate the amount of product needed for a single application. The goal is to get the first application down as soon as possible. David will also be grading select roads and cul-de-sacs that are in need of repair. David is looking for a part-time summer helper.

Water Department Report: The water usage was reviewed for February – 341,260 gallons. \$133.00 was billed for surcharge fees for daily water use over 750 gallons. David reported that all the parts have been ordered to install the PRV on Harmon Ave. It will be installed on a valve just west of the booster pumps. David also reported that he will be working on pouring a concrete pad for the water tank electronics building this spring. The initial iron/manganese sample from the well that was taken before the pump was installed came back high. David reported that he flushed out the new well over the past few weeks and retested all three wells and the finish water. We should receive the results back in a couple weeks. We are consulting with Steve Omer and Gene Tautges about possible pre-treatment remedies to remove the metals if the levels are still high.

Sewer Department Report: David reported that the odor control remedy on the Little Beaver lift station was installed. He is waiting on a quote for the aerator pump rebuild kit. This is the same pump that is currently being used in the upper pond. Then there will be a spare that is interchangeable.

Parks & Recreation Report: The upper pond aerator pump will be replaced.

Public Comment Period: None

Administrative Report:

The District is in compliance. Cynthia presented the Exemption from Audit application and resolution for approval that was prepared by Louise Woods. Upon review, the board members signed the resolution and application. Cynthia will submit to the Office of the State Auditor.

Cynthia reported that she forwarded the revised lease agreement from Vertical Bridge to install a cell tower on Metro property to Jeff Driscoll. He advised that since the agreement had changed mid-negotiation, that it would take extensive time to review the new lease. He suggested requesting that Vertical Bridge agree to pay \$5,000 for the option period instead of the \$1,000 in the current version, for the District to recoup his attorney fees before proceeding. Cynthia relayed this to Vertical Bridge but hasn't received a response. The board was favorable with this plan and requested that Cynthia reach back out to Vertical Bridge to see if they were agreeable to the terms.

Cynthia reported that the bookkeeper transition from Lisa to Louise was going well. Louise has taken over the payroll as of January and we are working on transitioning from a yearly QuickBooks desktop subscription to the online version in mid-April. The board was favorable to hiring SunDee to collect the mail and make bank deposits on a weekly basis starting in May. Since the dropbox at 452 Pagosa St. will no longer be used at the end of March, the board requested that a new dropbox be installed on the front

door of the maintenance building. Cynthia will contact SunDee to see if she could pick up payments from the dropbox on a weekly basis as well.

Twenty-Eight delinquencies totaling \$8,531.51 were noted in February.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for February, 2024. The water fund is currently over budget by \$50,000 on water repair parts and expenses related to the purchase of the new membranes and water well installation. Cynthia suggested cutting the water tank fencing project (\$22,000) and half of the budgeted amount for manhole rehab (\$30,000) from the budget to cover the shortfall, if necessary, at the end of the year. The board was favorable to this action. Doug moved to accept the financials. Addi seconded and the motion carried. There were no bills presented for payment.

Old Business:

The board discussed the possibility of cancelling its HUTF agreement with Archuleta County and making the roads private within the neighborhood. The HUTF agreement mandates that no speed bumps can be installed on county roads. If the roads were made private, the speed bumps could be used. Enforcement of parking violations on private roads was also discussed. The POA may need to be involved with this aspect. This item was tabled to be discussed when all board members could be present.

New Business:

Cynthia presented a resolution that outlines the policy of paying the back fees due upon un-consolidating lots. Addi moved to approve the un-consolidation resolution. Doug seconded and the motion carried. Cynthia will incorporate brief language into the current fee schedule with reference to the resolution.

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 met Tuesday evening. Steve reported that the POA is interested in installing a large TV, camera and microphones to enhance the ability to hold Zoom meetings in the maintenance building. There was no objection.

There being no other business, Steve adjourned the meeting at 7:32 pm.

Respectfully submitted,

Cynthia Purcell
District Manager