

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
August 8, 2024

The meeting was called to order at 6:00 pm by Steve Wilkins, President. The directors present were Rick Moore, Doug Hampton (via phone) and Addi Greer. Debbie Moore and Dick & Cathy Hamilton, homeowners, were also present. Joe Gregory, Bear Trace/Wolf Creek Estates Developer, was also present. Cynthia Purcell, District Manager, took minutes.

Addi moved to approve the minutes from July 11, 2024. Steve seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: Cynthia reported that Travis has been filling potholes. David is waiting for a window of time without rain to apply the third application of dust abatement. David will hit the bad spots first and then apply the remaining product to the rest of the roads as needed. Travis has been mowing and trimming tree limbs. He has also been working on replacing the auto shut-off valves in the neighborhood.

Water Department Report: The water usage was reviewed for July - 585,460 gallons. \$721.80 was billed for surcharge fees for daily water use over 750 gallons. Addi requested leniency on her bill. An outside hose with a faulty repair burst and ran overnight. Rick moved to forgive the daily overage fee and excess tier 2 sewer charges, since the water didn't go through the sewer. Steve seconded and the motion carried. David has completed the lead and copper sampling and submitted everything to the state. David still needs to install a trap door in the floor of the water tank electronics housing and add insulation. He will complete this before winter. The board reviewed the proposal from Steve Omer to design a green sand filter pretreatment option to address the manganese levels in order to get the third well approved by the state for operation. The design would be completed and submitted to the state by 11/4/24 at a cost of \$27,339.60. Steve W. moved to proceed with the Plummer design proposal. Rick seconded and the motion carried.

Sewer Department Report: Cynthia reported that David replaced the Sunflower lift station pump and it is working well. He also had Rocky Mtn. Sanitation come out and pump out all the lift stations to remove the inappropriate items being flushed and causing the grinders to seize. The flyer entitled "Why are you flushing that down the toilet" will be mailed out to all homeowners. Cynthia will contact SunDee to see if the flyer could also be sent to the management companies of the STR's in the neighborhood.

Parks & Recreation Report: Cynthia reported that Travis has been mowing around the ponds.

Public Comment Period: Dick Hamilton requested that Steep St. be made a one-way street going down. The board discussed that a survey was conducted several years ago and the majority of the homeowners wanted the street to remain open both ways. A new survey would need to be conducted to determine if this had changed. Dick also requested that the trailer parked in the right-of-way on Royal View Ct. be towed. He said it had been there for 4 days. Cynthia will ask David to investigate.

Administrative Report:

The District is in compliance. Cynthia asked the board if they would be amenable to moving the December budget meeting up by a week. The board was favorable. The board also discussed employee evaluations. Rick volunteered to do David's review and Steve will do Cynthia's in September. The board appreciation dinner was discussed. Cynthia will work with everyone's schedules to plan this event, possibly in November.

Vertical Bridge sent a rebuttal to the lease agreement to install a cell tower on Metro property. However, it didn't include any redlines and would be difficult for our attorney to compare to the one we submitted to them. Jeff will prepare a clean version of our original proposal to be resubmitted to Vertical Bridge.

Twenty-one delinquencies totaling \$6,580.15 were noted in July.

There is one vacant seat on the board. Efforts are ongoing to solicit someone to fill this spot.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for July, 2024. Rick moved to accept the financials. Steve seconded and the motion carried. There were no bills presented for payment.

Old Business:

The board again discussed the possibility of cancelling its HUTF agreement with Archuleta County and making the roads private within the neighborhood. Cynthia reported that she and David have received numerous compliments from neighbors that are very happy with the condition of the roads and the dust abatement product being used. Board members reported that they haven't received any complaints from neighbors about the speed bumps not being used. The board will continue to monitor the effects of not having speed bumps this season and then re-evaluate. Dick Hamilton reported that Google Maps instructs people to go up Steep St. to access the upper part of the neighborhood. Steve volunteered to work with Dick to see if they could resolve this.

New Business:

Joe Gregory, Developer, addressed the board about the potential developments of the Bear Trace subdivision (6-9 potential lots) and Wolf Creek Estates (30-40 potential lots). He and his partner, Claude Cypert, are interested in working with the Metro District and POA to have both developments included in the neighborhood. They would like to hook up to Metro's water/sewer system. The current water/sewer system was not designed to accommodate the additional usage. The board discussed that such an inclusion would require major upgrades to the current infrastructure. Joe stated that they would be willing to share in the cost of these upgrades. Steve responded that an engineering study would need to be conducted to ascertain what improvements would be needed. This was a cost that would need to be bore by the developer as well as any upgrades needed. Collectively, everyone decided that a special meeting should be held to continue the discussion to see what was feasible. Cynthia will work with everyone's schedules to set up the meeting. A notice will be posted so interested homeowners can attend as well.

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 would like to install a playground at Aspen Pond. The board was not opposed, if the POA would provide liability insurance for the area. The POA would also like to install shade structures at Rainbow Lake. The board was favorable. The POA also requested that Metro enclose its dumpster with a 3-sided structure, per county regulations. The board was favorable. Cynthia has also requested a bearproof dumpster from Elite. David will weld a sliding bar that can be locked to it and erect the 3-sided structure.

Cynthia reported that WEP was considering submitting the SJRV project for Bureau of Reclamation funding. However, the proposal would only include the river work, bank stabilization, and Park Ditch diversion improvements. It would not include the public access for rafting. The board was favorable to proceed with the proposal.

There being no other business, Steve adjourned the meeting at 8:10 pm.

Respectfully submitted,

Cynthia Purcell
District Manager