

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
September 12, 2024

The meeting was called to order at 6:01 pm by Steve Wilkins, President. The directors present were Rick Moore and Addi Greer (via phone). Bonnie Weathers, Lori Mohan, Hal & ?? Jaeke, homeowners, were also present. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes from August 8, 2024. Rick seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that the work truck is scheduled at Buckskin to get new brakes and have the suspension looked at. A small window on the bobcat broke and a new one has been ordered to replace it. David is planning on applying the last coat of dust abatement for this year next week. He will use the broom on the bad spots first, then water it really well. He will apply a thick coat to the bad spots first and then apply the remaining product to the rest of the roads as needed. The POA requested that we use a bearproof dumpster and enclose it with a three-sided structure. David will begin constructing the enclosure for the dumpster next week. A new dumpster with a metal lid should be delivered by Elite soon. David will weld a bar across the top to make it bearproof. David also reported that Travis has been spraying weeds and replacing auto shut-off valves. He will work until the end of September.

Water Department Report: The water usage was reviewed for August - 577,960 gallons. \$721.80 was billed for surcharge fees for daily water use over 750 gallons. Carmen & Diane Pistillo requested leniency on their bill. An outside valve was inadvertently left on when they switched their irrigation over to pumping from the pond. Rick moved to forgive the daily overage fee and excess tier 2-4 sewer charges, since the water didn't go through the sewer. Steve seconded and the motion carried. David has completed installing the insulation in the water tank electronics shed. David reported that Steve Omer, Plumber Engineer, will be coming out with another engineer for a site visit on Monday. Cynthia and Gene will also be present. Steve O. is working with Aria on system requirements to integrate the new system into the SCADA.

Sewer Department Report: David will be installing a new breaker in the Sunflower lift station.

Parks & Recreation Report: David installed the new bridge for the POA.

Public Comment Period: Lori Mohan inquired about installing a fence around the maintenance building to help hide the equipment. Addi suggested planting spruce trees, as opposed to a fence. Steve asked David about cars being parking on the access road to the water tank. David was aware of this.

Administrative Report:

The District is in compliance. Cynthia reported that Steve did her employee evaluation. Rick will get together with David to do his sometime this month.

The Vertical Bridge lease agreement was discussed. Addi objected to some of the verbiage that pertained to when the agreement could be cancelled if health risks were found to be caused by cell towers. Steve and Rick were in favor of submitting the agreement and Addi was not. As a majority vote couldn't be obtained, it was tabled until all board members could be present to vote.

Twenty-three delinquencies totaling \$6,861.22 were noted in August.

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 August, 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. The board will continue to monitor the effects of not having speed bumps this season and then re-evaluate.

New Business:

The board is holding a special meeting tomorrow afternoon at 1:00pm to discuss the potential developments of the Bear Trace subdivision (6-9 potential lots) and Wolf Creek Estates (30-40 potential lots). The developers will be present at this meeting to discuss their plans. Joe Gregory 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. 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.

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

There were no well permit inquiries from Bill Wittwer.

Other Business:

Cynthia emailed the POA report to all board members.

There being no other business, Steve adjourned the meeting at 7:21 pm.

Respectfully submitted,

Cynthia Purcell
District Manager