

**San Juan River Village Metropolitan District**  
**Special Meeting Minutes**  
September 13, 2024

The meeting was called to order at 1:00 pm by Steve Wilkins, President. The directors present were Rick Moore, Doug Hampton (via phone) and Addi Greer (via phone). Bonnie Weathers, Lori Mohan, Jason Werby, Tom Mulder, Chris & Lori Mott, Jeff & Jan Hester, Debbie Moore, and Donna Marsico, homeowners, were also present. Claude Cypert and Joe Gregory, developers, as well as Mike Davis, Davis Engineering, were also present. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Steve opened the meeting by informing everyone present that this was an informational meeting to learn about the potential development plans for Wolf Creek Estates (along Alpine Dr) on 20 acres of land and Bear Trace Subdivision (off Red Ryder Cr) on 40 acres of land.

The developers introduced themselves. Claude Cypert owns a home in the neighborhood, a vacant lot, as well as both pieces of land to be developed. Both Claude and his partner, Joe Gregory, are from Oklahoma.

Plans for both development sites were distributed. The Wolf Creek Estates site has 50 proposed lots at approximately .25 acres per lot. The Bear Trace site has 6 proposed lots ranging from 4.1 acres to 9.4 acres. (See attached plans).

The developers are interested in joining the Metro District to hook up to water/sewer. Steve explained that the current water/sewer system doesn't have the capacity to accommodate the proposed development plans. An engineered study would need to be conducted to determine what additional infrastructure would be needed to add the proposed developments. Steve also expressed that if the developments joined the Metro District, they would also need to join the POA. Any construction would then need to be approved by the POA, following their CCR's. Steve also inquired if they would be open to a lower density subdivision with regards to Wolf Creek Estates. Claude stated he would consider it.

The developers had Davis Engineering do a survey of the Wolf Creek Estates property. The developers purport that a large portion of Alpine Dr, as well as Bridge Drive, are both contained within Claude's property. Claude also stated that his title insurance certificate doesn't show a valid easement for the sewer line that runs across the Wolf Creek Estates property. Steve explained that the sewer line was installed by the developer long before the Metro District was ever established.

Steve expressed that the Metro board was charged with safeguarding the water/sewer system for its members for the indefinite future. The developers have requested water/sewer data for their engineer to do a preliminary cost analysis of potential needed infrastructure. The board agreed to allow the developer's engineer, Mike Davis, to consult with Metro's engineer, Steve Omer, to collect preliminary data. Claude agreed to pay for Steve Omer's time. This information is not to be shared with anyone else. Once this information is assimilated, the developers will contact Metro for further discussion.

Jeff Greer, homeowner, requested that his letter regarding the potential developments be included in these minutes. (See Attached).

There being no other business, Steve adjourned the meeting at 3:10 pm.

Respectfully submitted,

Cynthia Purcell  
District Manager

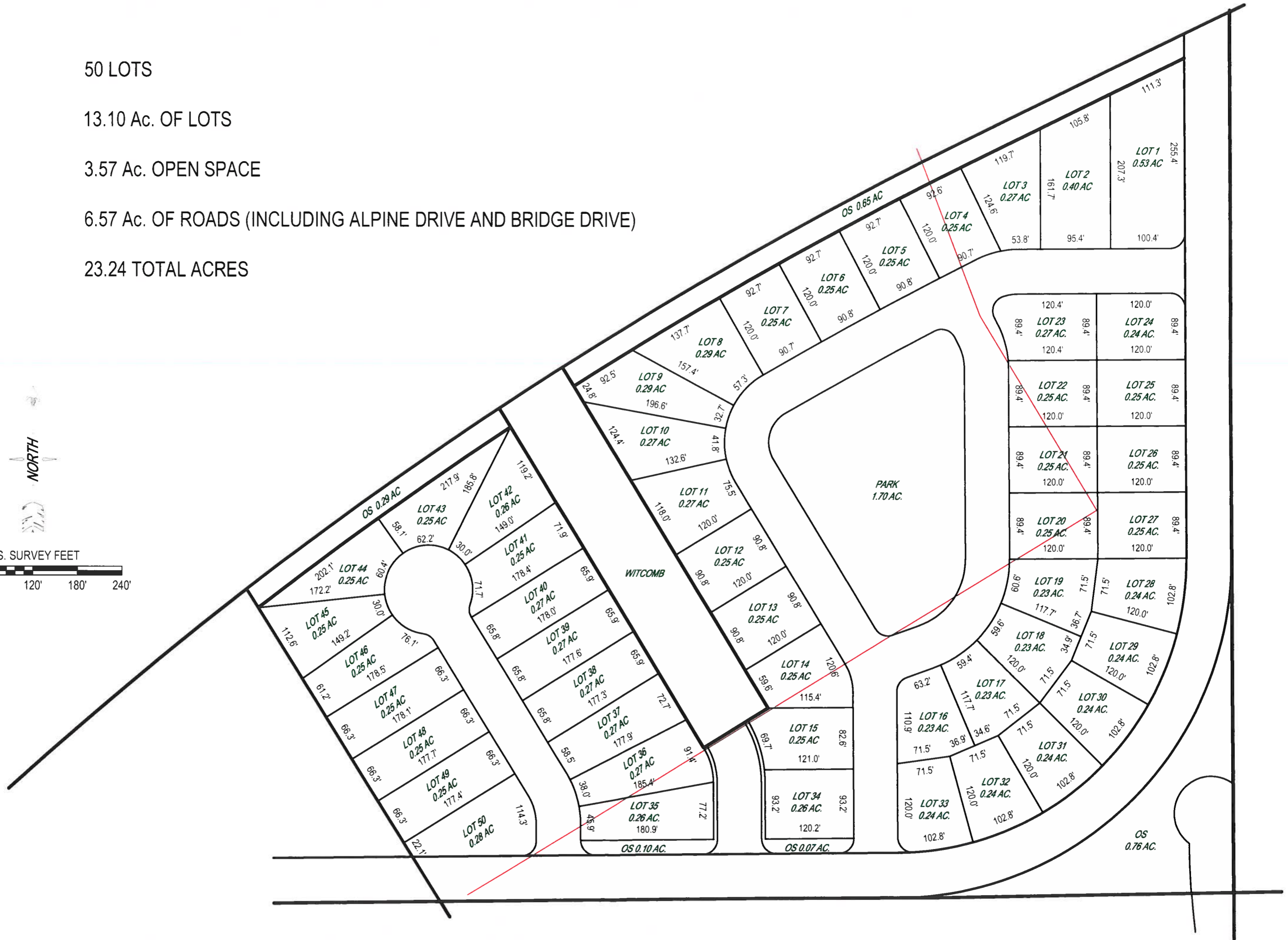
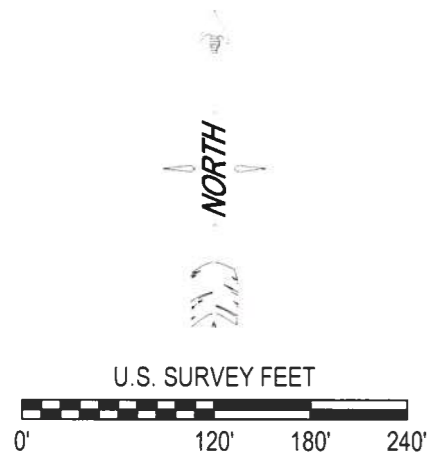
50 LOTS

13.10 Ac. OF LOTS

3.57 Ac. OPEN SPACE

6.57 Ac. OF ROADS (INCLUDING ALPINE DRIVE AND BRIDGE DRIVE)

23.24 TOTAL ACRES





FROM THE DESK OF  
JEFF GREER  
124 DESCENTE DRIVE  
SAN JUAN RIVER VILLAGE

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September 10, 2024

San Juan River Village Metro District  
Pagosa Springs, Colorado

Dear Metro Board,

I'm speaking as a 40 year resident of San Juan River Village. I've owned three houses in this subdivision. I worked on the original metro District transition from developer to the water sewer treatment facility you see today. I'd like these written comments regarding the proposed development at Wolf Creek Estates / Bear Trace be made part of the meeting record and available to the people attending the metro meeting in person.

First issue is a commercial development being allowed to connect to our water and sewer infrastructure. There is no obligation for the metro District to allow connections to our district. That's why the original plat shows it as a separate subdivision.

We are already looking at maximum capacity for our sewer treatment facility, not too far down the road. By adding commercial level effluent we would only hasten that facility & new debt load for the metro district. And of course, a new commercial development would contribute some funds to a new treatment facility, but most of the funding for new facilities would still come from existing homes served by the metro district, by virtue of their far greater number.

And hasn't the Metro board already set a precedent of NOT allowing other parties to connect to our Water and Sewer facilities?

Commercial activity of the kind proposed for Wolf Creek estates will make it increasingly difficult to exit traffic onto Hwy 160. Currently there are no existing turn lanes to enter in to SJRV. Do the developers intend to use our existing access off of US 160 ? ..if so, that would exponentially increase the traffic through a residential area before it gets to the commercial area That would decrease residential property values for those residential homes immediately adjacent to the the proposed development. Also is CDOT aware of development plans that could affect highway access? Would this level of development necessitate acceleration and deceleration lanes at the South entrances?

The development will increase traffic in and around SJRV Unit 2 with some stray traffic leaking over and into residential areas by the river and ponds.

Will the metro district have some say in the platting and eventual use of the property? If water and sewer access were to be granted what's to prevent the developer from re-plating and putting in a truck stop or other undesirable development incompatible with a residential area.?

Would these developer "promises" be contractually obligated or merely good faith.

Would this development have it's own design rules and subdivision regulations ? Rules that are separate and perhaps incompatible with the ones already in place in our subdivision.

Would the new subdivision be part of the SJRV POA and subject to its regulations? Since this subdivision is not and would not be part of SJRV would residents in this new subdivision be allowed to access and use the amenities that belong to another subdivision, i.e. SJRV?

If the Metro Board were to allow water and sewer access to this commercial subdivision they will be responsible for changing the character of our rural, residential & quiet neighborhoods. That is a big impact and responsibility. When pondering this decision please act as if your home will be right next to the proposed development where most of the impacts to residents will occur.

Perhaps the Metro board should solicit opinions from SJRV residents and property owners before making any decisions, commitments or plans regarding this proposed development.

There is no rush for the SJRV Metro district to move quickly on this proposal. The Metro district holds all the cards.

Recently the planning staff from the Town of Pagosa Springs lamented that the town had lost its leverage with developers when it formed a separate Metro District.

That can be a valuable lesson for the SJRV Metro district. Hold your ground in negotiations and don't be swayed by unenforced promises from a developer.

I'd also like to sincerely thank the members of the SJRV Metro district for volunteering their time to serve our community and neighborhood.

Sincerely,

Jeff Greer  
124 Descente Drive  
SJRV