

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

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

Addi moved to approve the minutes from October 10, 2024 and September 13, 2024. Rick seconded and the motion carried.

Lori Mohan took the Oath of Office and was officially welcomed to the board.

Maintenance Operator's Report:

Road Department Report: David reported that the bobcat tires and tiebar have been replaced. He has winterized all of the equipment and the wing and chains have been installed on the grader. He is hoping to fill and repair potholes before the next storm arrives. Rick and Debbie Moore gave David a whiteboard to help track the maintenance schedule of all the equipment. David will work on this over the winter. The bearproof dumpster was delivered and David constructed a three-sided enclosure for it. Construction workers on Heidi Ct. have been parking in the road so David contacted BWD Builders to discuss the issue. David explained that he would be calling the Sheriff to have them towed if it continued. They said they would inform all contractors not to park on the road.

Water Department Report: The water usage was reviewed for October - 355,890 gallons. \$243.00 was billed for surcharge fees for daily water use over 750 gallons. David reported that he was able to get PALL to fix the program that he uses to retrieve the daily logs for chlorine and turbidity. David reported that he has been working with Steve Omer to provide additional data to them to finalize the design for the green sand filter system. Steve O. also requested a third round of manganese and iron testing to be done. The new well's manganese levels were much higher than the two existing wells. David was having power issues with the radios that communicate between the water tank and the water plant. He purchased a deep cycle battery and hooked them up to this and they have been working smoothly since. David has also been keeping up with replacing inventory items.

Sewer Department Report: David reported that he replaced the air hose on the Little Beaver lift station. He hasn't been having issues with the pump getting clogged lately. He also repaired the magnetic contact switch on the blowers for the sewer lagoons.

Parks & Recreation Report: David pulled the aerator pump out of the upper pond to allow the pond to freeze over.

Public Comment Period: Debbie welcomed Lori Mohan to the board.

Administrative Report:

The District is in compliance.

Cynthia reported that there has been no further communication from Vertical Bridge regarding the cell tower lease agreement.

Seventeen delinquencies totaling \$3,912.59 were noted in October.

Cynthia presented the draft 2025 budget in the format required by the state. The board was favorable to the budget as presented. Cynthia will prepare the budget packet for signature in December.

The board discussed employee evaluations and performance for this year. Budgeted merit incentives for each employee will be distributed at the board appreciation dinner.

Treasurer's Report:

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

Old Business:

Joe Gregory, developer, contacted Cynthia to request a meeting with her and Steve to discuss their plans and see where the board was at regarding providing water/sewer to their two developments. She and Steve will meet with him tomorrow to reiterate the board's position that if they want to hook up to Metro's water/sewer, they will need to pay for an engineered study to determine what improvements are necessary and then bear the cost of those improvements. Cynthia will update the board via email after the meeting.

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:

Cynthia reported that the POA did not have a quorum to meet this month.

The board appreciation dinner is scheduled for Thursday, December 5th at 5:30pm at the Alley House.

There being no other business, Steve adjourned the meeting at 7:35 pm.

Respectfully submitted,

Cynthia Purcell
District Manager