

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
January 9, 2025

The meeting was called to order at 6:05 pm by Rick Moore, Vice President. The directors present were Doug Hampton, Addi Greer and Lori Mohan. Bonnie Weathers, Debbie Moore, Hal Janke, Justin Jackson, and Carol ??, homeowners, were also present. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Rick moved to approve the minutes from November 14, 2024. Addi seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that the Park Ditch was seeping water down into the ditch and icing up into the road on Little Beaver Place. He contacted the president of Park Ditch and they worked together to get the headgate more tightly closed. There is still a little icing up, but David will monitor it and use the backhoe to keep it cleared. When the electrical line ditch was dug for the new home on Little Beaver, a culvert was uncovered. David will blow this out in the spring with the water jet. He also reported that the wiring harness on the truck plow has been replaced and is ready for the snow.

Water Department Report: The water usage was reviewed for December - 289,230 gallons. \$166.60 was billed for surcharge fees for daily water use over 750 gallons. There was no high usage this month. David reported that he met with Steve Omer to discuss the 60% design completion for the prefiltering system. Additional components will be needed for the install that will make it more user friendly and require less maintenance. The design is at a point where the sizing of the 2 filter tanks needs to be determined. If the potential developments are to be added to the water system, larger tanks will be necessary. The capacity study will need to be completed before moving forward.

Sewer Department Report: David reported that the Little Beaver lift station has alarmed several times over the past couple days. He will need to pull the pump to determine what the issue is. He will begin rebuilding the extra pump in case it needs to be replaced. He reported that it didn't look really dirty when he pulled the lid. Rick requested that the "Why are you flushing that down the toilet" flyer be included in the SJRV Guidebook. Cynthia will reach out to SunDee to request that it be added.

Parks & Recreation Report: No report.

Public Comment Period: Justin Jackson presented an idea to potentially reduce fire risk classification for insurance purposes in SJRV. He suggested purchasing a cheap, used pumper truck and putting together a small volunteer fire department and/or installing additional fire hydrants in the neighborhood. The board was favorable to this idea. Hal Janke and Addi suggested contacting the Fire District first. Justin will do some research and report back to the board.

Administrative Report:

The District is in compliance.

Cynthia reviewed the merit incentives awards that were given to her and David and requested clarification on them before cashing hers. The board was favorable to how they were done, but will be more specific with instructions next year. Cynthia also reviewed the 2025 payroll adjustments to include a 2.5% COLA increase in salaries.

Cynthia presented a newly revised format for both the emailed and mailed versions of future billings. Louise worked with CORE billing to develop it. It includes a statement that "1 billing unit of usage is equal to 10 gallons of water" along with each tier broken out for easier interpretation by customers. The board requested that the statement be put in bold letters for greater visibility.

Cynthia presented a resolution for the 2025 regular district election. It designates her as the delegated election official and that if an election is to take place, it will be a mail ballot election. Addi moved to approve Resolution 2025-01 Regular District Election. Rick seconded and motion carried. Steve, Addi and Lori's seats are up for election. A self-nomination form can be filled out and returned by Feb. 28, 2025.

Twenty-Eight delinquencies totaling \$7,671.58 were noted in December.

Treasurer's Report:

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

Old Business:

Cynthia presented the capacity study proposal from Plummer for discussion. The study would review potential impacts to existing SJRV water and wastewater infrastructure from the proposed developments and develop a list of recommended capital improvements that may be necessary to provide service to the proposed development. This would be accompanied by an AACE class 5 cost estimate for the recommended capital improvements. The anticipated timeline is 2 months to complete the study. As the prefiltering design has been put on hold awaiting the sizing of the two filters, time is of the essence to complete the capacity study in order to install the prefiltering system in 2025 and put the new well online. Rick moved to forward the capacity study proposal on to both Claud Cypert and Joe Gregory, developers, instructing them that they must prepay for half of the study up front by January 31, 2025 and the remainder when the study is complete to move forward. Lori seconded and the motion carried.

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 will meet next week.

Rick volunteered to write a letter to be included in a future billing that would update customers on the happenings of the District and an outlook toward the future. The board was favorable.

There being no other business, Rick adjourned the meeting at 7:17 pm.

Respectfully submitted,

Cynthia Purcell
District Manager