

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
February 13, 2025

The meeting was called to order at 6:02 pm by Addi Greer, Secretary. The directors present were Doug Hampton (via phone) and Lori Mohan. Bonnie Weathers, Jason Werby and Carrie Wienckowski, homeowners, were also present. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Lori moved to approve the minutes from January 9, 2025. Addi seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that he has serviced both the backhoe and the work truck. He is recording the pertinent information on the whiteboard to track maintenance schedules. David showed the board the map of the fire hydrants and distances between each. He is going to create a 300 ft. buffer around each one, as suggested by Steve, and distribute out to the board for review. Additional fire hydrants could be added to the list for the 2026 budget. David also reported that all the equipment needed for snow removal is ready to go.

Water Department Report: The water usage was reviewed for January - 543,660 gallons. \$489.40 was billed for surcharge fees for daily water use over 750 gallons. There was one high usage due to a leaky toilet, but it has since been fixed. David reported that the manganese prefiltering design should be complete by the end of February. Steve Omer will send it to the board for review before submitting to the state. David also reported that he received a phone call from the state regarding putting the third well online. The state rep. had forgotten about the high manganese levels and the pretreatment requirement. He asked to be added to the email when we submit the design to the state. Hopefully this will help expedite their review. He also mentioned to David that manganese testing would most likely become a primary test in the near future, so it was good that we would be ahead of that curve. David also reported that the state will be requiring Pfas testing in 2027. We applied for a grant to pay for the first set of samplings required in the first year, which is 4 samples per quarter. No word on funding yet. David reported that the tests will cost \$650/sample or \$2,600 per quarter. We tested for Pfas back in 2020 and the results were under the actionable limit.

Sewer Department Report: David reported that the Little Beaver lift station got clogged up again. He had to pull the pump and untangle it. There were lots of paper towels this time. The POA met a few days ago and was favorable to adding the "Why are you flushing that down the toilet" flyer in the SJRV Guidebook and requiring STR's to post a sign by all toilets indicating what could be flushed. Breanna Pitcher volunteered to design a template that could be downloaded by homeowners.

Parks & Recreation Report: David reported that someone was throwing rocks onto the ice at the lower ponds.

Public Comment Period: Bonnie asked about the road access fee.

Administrative Report:

The District is in compliance.

Twenty-two delinquencies totaling \$6,487.15 were noted in January.

Cynthia presented the Exemption from Audit application that was prepared by Louise and reviewed/signed by Stephanie Hirshberg, local accountant. Addi moved to approve the resolution and exemption from audit. Lori seconded and the motion carried. Both were signed by the board members.

Cynthia reported that the SIPA Accessibility Grant she obtained expires in April and we will now have to pay for a license to remediate documents that are posted to the website. The renewal fee is \$938.00.

Cynthia reported that the deadline to submit a self-nomination form to fill a director seat is February 28, 2025. 3 seats are up for election and Cynthia has received two self-nomination forms. Jeff Greer and Jason Werby expressed interest.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for January 2025. Addi moved to accept the financials. Lori seconded and the motion carried. There were no bills presented for payment.

Old Business:

Cynthia reported that the developers did not respond to the deadline to move forward with a capacity study. Joe Gregory visited Cynthia at her office this morning requesting that she ask the board about whether or not they would allow three access points onto Alpine Drive to accommodate the proposed roads into their development and what the terms would be. They would also like to move the main sewer line from its current location to a more desirable one that would fit their development plans. He requested that we provide him with a cost to do this. Cynthia informed him that moving the sewer line would require engineering as well as construction costs. She reminded him that we had already asked our engineers to prepare a proposal for the capacity study, to which they never replied. The board was not favorable to either item requested by Joe at this time; more information would need to be presented about the number of homes, etc. that they would be pursuing to develop.

New Business:

Cynthia reported that she was able to talk to someone that works at the Pagosa Fire District about fire risk assessment. She was told that if there was a fire in the SJRV neighborhood, that the crew would come from Fire Station #1 (on N. Pagosa Blvd) which is fully manned. Fire Station #4 (by Buckskin) was an unmanned station and most insurance companies want to know the distance from the closest manned station. Adding another volunteer station wouldn't lower premiums.

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 met on Tuesday and she would email the minutes out to the board once received.

There being no other business, Addi adjourned the meeting at 6:58 pm.

Respectfully submitted,

Cynthia Purcell
District Manager