

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

The meeting was called to order at 6:03 pm by Steve Wilkins, President. The directors present were Lori Mohan and Addi Greer. Bonnie Weathers, homeowner, was also present. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Addi moved to approve the minutes from February 13, 2025. Lori seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that he is preparing to grade and work on the roads. He is taking the wing off the grader and has ordered road material from CrossFire. It will be delivered toward the end of March. He plans to add material to Descent and the end of Heidi Ct. The dust abatement product will be delivered at the beginning of April and will be applied as weather allows. He is also going to be building a trailer that can be pulled by the Bobcat to apply the dust abatement product to areas that need additional applications. He plans to grade Steep St., apply the dust abatement product, and then close both ends until it has hardened up, before opening the road back up. David prepared a map of the fire hydrants with a 300 ft. buffer around each one for the board to review. Additional fire hydrants could be added to the list for the 2026 budget. David will begin flushing hydrants and testing the flow rates as well. Signs will be posted in the mailbox kiosks and at each entrance to let residents know about the potential for brown water throughout this event.

Water Department Report: The water usage was reviewed for February - 358,050 gallons. \$262.20 was billed for surcharge fees for daily water use over 750 gallons. David reported that the manganese prefiltering design has just been completed and he and Cynthia have reviewed it. We have requested that Steve Omer submit the plans to the State for review. 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 and should hear if we were selected for funding in May. David is investigating the costs at several labs for the sampling.

Sewer Department Report: David reported that the Little Beaver lift station got clogged up again. He had to pull the pump and replace it with one he had rebuilt. He will be ordering another rebuild kit for the one he just pulled. He also reported there may be an issue with the capacitor. Rocky Mountain Sanitation will be coming out tomorrow to pump out the lift station. David reported that there are two separate sewer lines that run to the Little Beaver lift station. He is going to build a screen to catch inappropriate items on each line. This may help figure out where the un-flushable items are coming from. The "Why are you flushing that down the toilet" flyer has been added to the SJRV Guidebook. Cynthia created a small sign indicating what could be flushed and will send it to the POA requesting all STR's to post them by all toilets. David also reported that two of the aerators in the sewer lagoons have an air leak and need replacing.

Parks & Recreation Report: David reported that he will be installing the aerator in Aspen Pond and adding the AquaShade to deter algae growth.

David also worked with Jeff Hester to fix the front door to the maintenance building – no more sticking!

Public Comment Period: No comments.

Administrative Report:

The District is in compliance.

Nineteen delinquencies totaling \$5,445.90 were noted in February.

Cynthia reported that the 2025 Election has been cancelled as there were not more candidates than seats to be filled. The newly elected officers are Steve Wilkins, Lori Mohan and Jeff Greer. The cancellation was reported to the State and will be posted in the Pagosa SUN next week.

Cynthia reported that the Exemption from Audit application she submitted to the State last month was rejected because it wasn't on the newest form. She presented the Exemption from Audit application (new 2024 format) 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 present.

Cynthia reported that the Water Quality Consumer Confidence Report (CCR) for 2024 has been posted to the website and a note will be included in this month's billing for customers to view it there.

The board discussed the remediation of documents for website accessibility. This will be discussed further next month prior to obtaining a new software license. The renewal fee is \$938.00.

Cynthia reported that a note will be sent to all property owners about keeping culverts cleaned out to help keep the roads in good shape. Steve suggested that since Metro has the jet truck, we could possibly provide the service to property owners, at a cost. This discussion will continue next month.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for February 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 she informed Joe Gregory about the board's decision last month to not entertain the possibility of moving the sewer line on Wolf Creek Estates or granting access to Alpine Dr at three separate points. There has been no further communication.

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 meeting was rescheduled for next week.

There being no other business, Steve adjourned the meeting at 7:07 pm.

Respectfully submitted,

Cynthia Purcell
District Manager