

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
May 8, 2025

The meeting was called to order at 6:04 pm by Steve Wilkins, President. The directors present were Lori Mohan, Rick Moore, Jeff Greer and Doug Hampton. Bonnie Weathers and Debbie Moore, homeowners, were also present. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes from April 10, 2025. Doug seconded and the motion carried.

The newly elected board members, Steve Wilkins, Lori Mohan and Jeff Greer, took the oath of office.

Maintenance Operator's Report:

Road Department Report: David reported that the grader started leaking hydraulic fluid when he was grading the roads. He will investigate and repair it. The fire hydrants have all been flushed. David presented a document that listed each of the hydrants and their flows. The flows are all very similar and he will compare the readings again when they are flushed after the prefiltering system is installed. David will also consult with Steve Omer to see what the standards are and with PAWSD to see what their hydrants flow. The data has also been uploaded to the GIS system. David reported that the dust trailer build is almost complete. He is waiting on some additional parts to finish up the spray bar. He is anticipating the next dust abatement application will take place in mid-June. There is enough product to do one more application, plus touchup areas. We will have another shipment sent once our tanks are depleted. Doug requested that Descent be swept with the broom. David will use the jet truck to clean out the culverts. A summer helper has been hired, Hunter Thompson. He has been mowing, cleaning/organizing shop, and cutting trees down.

Water Department Report: The water usage was reviewed for April - 382,010 gallons. \$529.80 was billed for surcharge fees for daily water use over 750 gallons. David reported that the State responded with a few additional questions regarding the manganese prefiltering design that was submitted. They have all been addressed and we are hoping for their approval soon. David also reported that the state will be requiring Pfas testing by 2027. We applied for a grant to pay for the first set of samplings required and should hear if we were selected for funding soon. He tested for Pfas on the wastewater side last week, with a free sampling kit that was provided by the State. David reported on the cost of Pfas testing from several different labs. We anticipate the cost to be between \$9,000-10,000 next year. The State will be conducting a Sanitary Survey on both the water and wastewater systems this summer on June 26th. David is busy gathering a long list of documents to submit to the inspector. Tim and Gene will be meeting with David next week to assist him. David will contact Becky Guilliams, Water Commissioner, to discuss the diversion site and any issues she found during her recent site visit.

Sewer Department Report: David reported that the Little Beaver lift station has been running smoothly since it was pumped out. David also installed the new control panel on the Sunflower lift station.

Parks & Recreation Report: David reported that he installed the aerator in Aspen Pond and will be adding the AquaShade to deter algae growth soon. Several trees were cut down by the lower ponds. David will be turning on the irrigation to water the trees around the maintenance building and sewer lagoons soon as well.

Public Comment Period: No comments from the public, however there were several topics brought up by various board members. Rick suggested developing a notice that could be placed on vehicles that are illegally parked on the roads. He will work with Cynthia to draft one. Steve suggested coordinating with the POA for consistency. Cynthia will contact SunDee. Rick also suggested replacing the old speed bump signs with a variety of new signs stating the 15mph speed limit. He and Debbie will map out the existing sign posts and provide suggestions for new signs. Doug requested No Parking signs be posted on Red Ryder Circle near the Bear Trace development to deter parking on the road in this area. The board was favorable. He also reported that they are taking heavy equipment in there and tracking lots of mud onto the road. Cynthia will contact the county to inform them of the damage and request they add

gravel. She will also request that they obtain a right-of-way permit. Doug also requested a new bear sign to replace the faded one near his house. Cynthia will obtain a new one from CPW.

Administrative Report:

The District is in compliance.

Eleven delinquencies totaling \$3,036.61 were noted in April.

The board discussed the remediation of documents and current website for accessibility. Lori reported that she had a deaf/blind friend review our website. She was able to navigate most of the website using a free screen reader. We will need to tag the photos with descriptions, but otherwise she found the site to be accessible. Lori will follow up with her to seek additional guidance on conforming with the new legislation for accessibility.

Cynthia reported that Lori is now the new signer for the bank accounts. Steve moved to nominate Lori as the new Secretary/Treasurer. Rick seconded and the motion carried. Lori accepted the new position.

Rick drafted a 'State of the Metro District' document that gives a comprehensive report of the happenings of the Metro District. This can be mailed out to all property owners and posted in the mailbox kiosks. The board was thankful to Rick for drafting and favorable to distribution.

Treasurer's Report:

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

Old Business:

Cynthia reported that she spoke with Owen O'Dell, County Planner, regarding the status of the two proposed developments. A sketch plan was submitted to the county for each. The Bear Trace subdivision will be put on hold until a new County Attorney is hired. The Wolf Creek Estates subdivision will need to submit extensive documentation before moving on to Phase 2. CDOT will be required a level 2 traffic study that counts cars and will be placed across the entrances to the subdivisions. Phase 2 of the planning process will include sign postings and notice to all adjacent landowners within 500 ft. There will be public hearings at which people may make comments or Owen will take comments personally at his office and present them to the planning commission board.

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 be meeting later this month.

There being no other business, Steve adjourned the meeting at 7:26 pm.

Respectfully submitted,

Cynthia Purcell
District Manager