

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
July 10, 2025

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

Rick moved to approve the minutes from June 12, 2025. Lori seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that the grader started leaking hydraulic fluid when he was grading the roads. He is going to touch up Little Beaver and then work on repairing it. A half load of dust abatement product will be delivered soon. The other half is for Archuleta County and we will share the delivery expense. The remaining half load will be delivered next year so we don't have to overwinter it. Rick suggested asking the Earthbind representative to look at Metro roads and get tips for improved coverage. David and Hunter cleaned out two culverts that were badly plugged with the water jet truck. Hunter is going to bend the crumpled edges back up of other culverts throughout the neighborhood later this summer. Hunter has also been cleaning out the ditch along Little Beaver below the Park Ditch.

Water Department Report: The water usage was reviewed for June - 384,020 gallons. \$400.80 was billed for surcharge fees for daily water use over 750 gallons. Beth Armstrong requested leniency on her bill due to a running hose that was left unattended while her neighbor chased after a dog. Doug moved to remove the excess sewer charges above the minimum and the \$76.80 in daily overage fees. Rick seconded and the motion carried. The State conducted a Sanitary Survey on both the water and wastewater systems this summer on June 26th. David reported that there hadn't been a wastewater survey done in over 13 years. Most of the infractions were due to record keeping and sampling frequencies. The engineer was very helpful and is allowing David to correct mistakes before the final report is submitted. David has requested help from Gene to develop Standard Operating Procedures (SOP's) for certain tasks. The state also has coaching available to help with record keeping that David is going to take advantage of. David reported that Steve Omer is working with the vendors to start the ordering process for all needed supplies to install the manganese prefiltering system. The skid is anticipated to take up to 6 months to receive and the remaining items have a 2-4 month lead time. Steve is also communicating with PALL to obtain a quote for integrating the new well onto the computer system. David also reported that we didn't receive the state grant funding for Pfas testing. We will need to sample 3 separate quarters next year.

Sewer Department Report: David reported that all of the known manholes have been rehabbed. He is going to jet the lines to try to locate 2 missing manholes. If no manhole rehab is needed, the money could be used to repair the liners in the sewer lagoons. During the Sanitary Survey, it was noted that the last lagoon, the polishing pond, has significant duck weed in it. David is going to work on removing it this summer and possibly installing a new aerator.

Parks & Recreation Report: David reported that Hunter has been mowing and spraying weeds throughout the neighborhood.

Public Comment Period: Jim Miller reminded everyone about the POA picnic on July 19th. He also inquired about establishing an early warning flood alarm in the event of the San Juan River flooding. He is going to contact Emergency Management and discuss with the POA.

Administrative Report:

The District is in compliance.

Eleven delinquencies totaling \$3,591.74 were noted in June. The board reviewed several payport options to offer online payment of bills, including autopay. Rick moved to enter into contract with Nextbillpay. Lori seconded and the motion carried.

The board discussed the remediation of documents and current website for accessibility. Lori suggested creating a login website for Metro that homeowners could create a login and password to access files. Cynthia will review this with the attorney.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for June 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 there has been no activity on the Bear Trace or Wolf Creek Estates developments.

New Business:

Rick reported that he and Debbie walked the neighborhood and mapped out a plan for signage throughout. The board was favorable to allowing Rick to order new signs to be installed. He will also be working on the 'No Parking' notification to put on vehicles and present this at the September meeting as well.

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 is meeting later this month. She will forward the minutes once received.

There being no other business, Steve adjourned the meeting at 7:11 pm.

Respectfully submitted,

Cynthia Purcell
District Manager