

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
September 11, 2025

The meeting was called to order at 6:05 pm by Steve Wilkins, President. The directors present were Rick Moore, Lori Mohan and Jeff Greer. Bonnie Weathers 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 August 14, 2025. Jeff seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that the work truck had to be towed back to Buckskin for repair after it started making some loud noises. They were able to warranty the work and repair a loose clip on the fan. David plans to winterize the water truck and jet truck this week. He will then bring the grader into the shop to work on the hydraulic fluid leak. If he is unable to fix it, we'll bring in a mechanic from Durango. Once repaired, the wing will be installed in preparation for winter snowplowing. David was able to complete the dust abatement application on the riverside of the neighborhood. David also spoke with Thad McKain regarding the remodel he is doing on Bear Mtn. Pl. His construction trailers are tracking a lot of mud onto District roads. David requested that gravel be put on the driveway to help alleviate this. This will be done early next week.

Water Department Report: The water usage was reviewed for August - 572,130 gallons. \$1,262.60 was billed for surcharge fees for daily water use over 750 gallons. David reviewed the accounts that had unusual high usage. Travis Bryant requested leniency on the daily overage fees charged to his account in April. He was unable to determine why there was high use. Steve moved to forgive the \$322.00 in daily overage fees as a one-time courtesy. Jeff seconded and the motion carried. Cynthia keeps a log of all leniency requests. The board discussed and agreed to treat all leniency requests the same – allowing forgiveness of daily overage fees and upper tier sewer fees if the water didn't go through the sewer, but charging for all water used throughout the tiers. David reported that he is working to complete the action items identified in the Sanitary Survey. He recently took a class in Durango on water math for training unit credits toward his license renewal. His instructor offered to come out and help David with one of the dosing requirement items identified in the survey and they were able to figure it out using an equation taught in the class. David and Cynthia are going to review the action items needed from the survey tomorrow. The deadline for compliance is November 20, 2025. David reported that Craig Swick, programmer, is working with Plummer engineers, Steve and Julian, to finalize the programming needs for the prefilter skid system. Once the programming issues are resolved, the skid can be ordered. It may be possible to begin installing the programming controls prior to receipt of the skid, which could take up to 4 months to receive.

Sewer Department Report: David reported that he was able to locate 4 additional manholes that are scheduled to be rehabbed on September 22, 2025. He will also add these manholes to the mapping program. All manholes within the District will have been rehabbed then. The sewer permit with the State expires on 3/31/26. David is working with Steve Omer, Plummer Engineering, to get him the requested documents for the renewal application that needs to be submitted by 9/31/25.

Parks & Recreation Report: David reported that Hunter finished working for the District at the end of August. The board discussed a potential bonus for Hunter, but decided against it.

Public Comment Period: Debbie Moore commented that the roads look great. Bonnie complimented David saying he is doing such a great job and she appreciates all that he does.

The District is in compliance.

Fifteen delinquencies totaling \$6,622.04 were noted in August. Cynthia reported that signups have begun on the new payport, Nexbillpay, and 27 customers have already signed up. To meet the minimum transaction fees needed each month, we will need to have 50 customers signed up to avoid additional fees. Louise has sent out mass emails through the portal inviting customers to sign up. She has also

been emailing a welcome letter to new customers inviting them to sign up as well. As Louise has put in a lot of time and effort to bringing this new payport to fruition, Cynthia recommended giving Louise a bonus for all her efforts. Lori moved to award Louise a \$2,000 bonus. Steve seconded and the motion carried. Cynthia presented the letter from Louise requesting an increase in pay by \$100/month beginning in 2026. Rick moved to approve the \$100/month increase in pay for Louise. Lori seconded and the motion carried.

The board discussed the remediation of documents and current website for accessibility. Cynthia presented the board with a quote from Streamline for \$4,704 per year with a one-time migration fee of \$500 to comply with the new Colorado law. Due to the yearly high cost of remediation, Lori moved to shut down the Metro side of the website. Steve seconded and the motion carried. Agendas for upcoming meetings will be posted at the mailbox kiosks and homeowners can request to have the agenda emailed to them. Cynthia will work with SunDee to transition all website costs to the POA. Customers can email Cynthia or call Louise to request any Metro documents.

Cynthia reported that Metro's attorney, Jeff Driscoll, will be fully retiring at the end of the year. Cynthia contacted the attorney that was referred to her by the Forest Lakes Metro District in Bayfield. She is going to continue searching for a new attorney.

The board discussed employee evaluations and merit incentives. Rick volunteered to do David's evaluation with Cynthia's help, and Steve will do Cynthia's. Any board members are welcome to sit in on either evaluation. The evaluations will be conducted prior to the November meeting when they will be reviewed by the entire board.

Cynthia reported that she was contacted by Mary Ann Camacho requesting that the daily water overage fees be reconsidered. Mary Ann was disappointed that the Metro meeting wasn't available via Zoom. The board discussed their meeting format and agreed that all meetings would be available in-person only. Her request will be added to the agenda next month for discussion.

Treasurer's Report:

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

Old Business:

Cynthia reported that the county has had multiple turnovers at the planning department. This is going to cause delays in any future development plans.

New Business:

Rick presented his signage plan for the neighborhood to include the purchase of 17 new signs. He will start shopping for the best deal. Rick also presented a revised draft of the 'No Parking' notification to put on vehicles. Cynthia will email the notice to all board members to review prior to the next meeting.

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 last night. She will forward the minutes once received.

The next board meeting will be held on October 16th.

There being no other business, Steve adjourned the meeting at 8:18 pm.

Respectfully submitted,

Cynthia Purcell
District Manager