

**San Juan River Village Metropolitan District**  
**Regular Monthly Meeting Minutes**  
October 16, 2025

The meeting was called to order at 6:05 pm by Steve Wilkins, President. The directors present were Rick Moore, Lori Mohan and Doug Hampton. Homeowners present were: Bonnie Weathers, Debbie Moore, Hal Jaeke, Jim Miller, Debi Harper, Jimmy Bankston, Tucker & Donna Curtis, Chris Carpenter, Greg Burroughs, Peter & Christy Roukema, Amy Diehl, Robert Soniat, and Chris Mott. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Rick moved to approve the minutes from September 11, 2025. Lori seconded and the motion carried.

**Maintenance Operator's Report:**

**Road Department Report:** David reported that the work truck went back to Buckskin and the cam shaft and lifters were repaired. The grader hydraulic fluid leak repair is still on the to-do list. Three 20+ ton loads of road material are to be delivered early next week to begin repairs on the roads caused by the flooding.

**Water Department Report:** The water usage was reviewed for September - 386,970 gallons. \$349.80 was billed for surcharge fees for daily water use over 750 gallons. David reported that a new booster pump is on order to replace the failed pump. The following action items identified in the Sanitary Survey have been completed: Membrane Filter Change submittal to the state; and a new vent installed on the water tank. David will submit our acceptance of Craig Swick's proposal to the state as well, which will complete all action items necessary. The skid has been ordered for the prefilter treatment system. It will be next year before it is received. We have also begun ordering the misc. parts necessary to complete the system.

**Sewer Department Report:** David reported that 3 manholes were rehabbed on the mountainside last month. David installed a seal around the hatch on the Little Beaver lift station to help control odor. The sewer permit renewal was submitted to the State before the deadline of 9/31/25. The permit expires on 3/31/26.

**Parks & Recreation Report:** David reported that he will blow out the irrigation system tomorrow and turn it off.

Steve gave a brief overview of the damage incurred to District infrastructure by the recent flooding. A sewer line was lost and a bypass pump was installed to restore sewer functions for riverside residents. A portion of Little Beaver Place was also lost, prohibiting access to two homes. Berms were created pre-flood near the diversion site to help mitigate the rising water flows, but were overrun and the river spilled over and across via the ponds. This was unavoidable. Thus, other riverside roads also incurred damage. David and Doug have worked to make Harebell Dr. leading up the bridge passable over the last couple days. Cynthia will be meeting with a contractor next week to help assess the damage and develop a plan.

**Public Comment Period:** Multiple homeowners expressed concern about the flooding and continued damage incurred to their property due to the changing river patterns as the water level recedes. There are some immediate threats and guidance was sought. Jim Miller announced that the POA will be holding a Town Hall meeting next Tuesday to help address concerns.

The District is in compliance.

Seventeen delinquencies totaling \$4,807.43 were noted in September. Two liens have been filed. Cynthia reported that 43% of customers have signed up to use the new payport, Nexbillpay. The minimum threshold has been met to not incur transaction fees. Louise will be working to bring down the amount of mailed bills each month next.

Cynthia reported that Breanna Pitcher volunteered to build a new website for the Metro and POA that will comply with the Colorado accessibility law. The cost will be \$1,000 split between the Metro and POA.

Cynthia reported that Metro's attorney, Jeff Driscoll, will be fully retiring at the end of the year. Cynthia is working on finding a suitable replacement.

The board discussed employee evaluations and merit incentives. Rick and Cynthia will schedule a time to do David's evaluation and Steve will do Cynthia's prior to the next meeting.

Cynthia presented a draft 2026 budget for review. The budget was prepared to include how much funds are available to put toward flood mitigation in 2025. A FLOOD MITIGATION line item was added to the bottom of the General Fund and the Sewer Fund. There is \$55,821 in the General Fund available and \$209,785 in the Sewer Fund = \$265,606 without amending the 2025 budget. These amounts also allow Metro to fulfill the 2026 budget items to include a raise for David and minimal capital improvement projects.

Mary Ann Camacho's request that the daily water overage fees be discussed and reconsidered was postponed until the next meeting.

#### **Treasurer's Report:**

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

#### **Old Business:**

Cynthia reported that she was contacted by an attorney representing Claud & Joe. They would like to move forward with petitioning to have the lot that connects Tract A (Bear Trace) to Red Ryder Cr. excluded from the District. Cynthia will provide them with the procedural process and deposit required to pay for all costs incurred by the District to hear the petition.

#### **New Business:**

New signage for the District and 'No Parking' notification for vehicles were tabled.

There were no new whole house water filtration rebate applications submitted this month.

There were no well permit inquiries from Bill Wittwer.

#### **Other Business:**

The POA will be holding a Town Hall Meeting pertaining to the flood on Tuesday, October 21<sup>st</sup>.

There being no other business, Steve adjourned the meeting at 7:49 pm.

Respectfully submitted,

Cynthia Purcell  
District Manager