

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

The meeting was called to order at 6:06 pm by Steve Wilkins, President. The directors present were Rick Moore and Lori Mohan. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes from December 5, 2025. Rick seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that he has the grader in the shop and has begun investigating the hydraulic fluid leak. He plans to not put the wing on the grader this year unless an unusually large snowstorm is expected. It takes a day to put it on and it was never used last year. He will be able to use the blade to push back snow if needed. All of the equipment has been winterized and he plans to close Steep St. before the next big storm hits.

Water Department Report: The water usage was reviewed for November - 324,170 gallons. \$817.00 was billed for surcharge fees for daily water use over 750 gallons. There was one high usage due to a homeowner's contractor error that resulted in a loss of 22,000 gallons. The contractor has since paid for the water use. David reported that the booster pump he ordered ended up being too long. He has returned that pump and a new one is being delivered within a few weeks. The prefilter treatment system skid is currently going through a mechanical submittal review with Plummer. There is one more submittal review, the electrical, and then manufacturing of the skid will begin. It will most likely be delivered in March. All other parts are on order except the piping and fitting to install the skid. Craig Swick has the control panel built and is working on the programming side. He plans to begin the install in January.

Sewer Department Report: David reported that he plans to jet out the sewer lines on the riverside this spring to help flush sediment that was deposited from the flood events.

Parks & Recreation Report: David reported that he removed the aerator from Aspen pond for the winter.

Public Comment Period: None

The District is in compliance.

Five delinquencies totaling \$1,683.44 were noted in November. Cynthia reported that 92 customers have signed up to use the new payport, Nexbillpay.

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. Breanna has set up a new email account and hopes to begin work on the website soon.

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. Two attorneys from Grand Junction have shown an interest and will be submitting proposals.

The board discussed employee evaluations and merit incentives. Rick will schedule a time to do David's evaluation and Steve will do Cynthia's. Merit incentives were awarded, as budgeted, to both employees.

Cynthia presented the 2026 budget packet. Steve moved to approve the budget packet documents. Lori seconded and the motion carried. All resolutions and documents were signed by Steve and attested to by Lori. Cynthia will submit these to the state and local government entities tomorrow.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for November, 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 Claud & Joe will be pursuing a petition to have the lot that connects Tract A (Bear Trace) to Red Ryder Cr. excluded from the District.

New Business:

The board discussed Mary Ann Camacho's request regarding the reconsideration of the daily water overage fees. Steve stated that a rate study was performed before the implementation of the daily water use overage fee. The intent of the fee was to ensure Metro could provide enough water for every customer each day. High water use in a single day causes stress and impact on the water infrastructure. The board was not favorable to her request.

Cynthia reported that the EWP contract should be ready for signature tomorrow. The board reviewed the draft agreement between Metro and the POA to collect 12.5% upfront of the estimated cost of the two POA flood related projects. The agreement also states that the POA will be responsible for 12.5% of any additional cost above the estimated amount. The board was favorable to the agreement. Cynthia will get a copy to the POA to review. A construction inspector will be hired by Metro to help oversee the EWP construction projects a couple times a week. This cost will be reimbursable by the EWP grant. A cultural resource clearance is required on the sewer lagoon that will be used to store the excess cobble removed from the river. This is anticipated to be complete by next Wednesday. Chris Pitcher was out doing a drone survey of the river yesterday. He is collecting data to put together a contract for the board to review. He anticipates construction work to begin next week. He will start by opening up a channel at the diversion site to bring water to the ponds. Protection of Leah and Matt's foundation and cobble removal will follow. Rick drafted a Metro Update to inform the neighborhood of the progress being made on flood mitigation. The board was favorable to the update and Cynthia will get it distributed to everyone via email tomorrow.

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

There were no well permit inquiries from Bill Wittwer.

Other Business:

No updated from the POA.

There being no other business, Steve adjourned the meeting at 7:40 pm.

Respectfully submitted,

Cynthia Purcell
District Manager