

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
January 8, 2026

The meeting was called to order at 6:02 pm by Steve Wilkins, President. The directors present were Rick Moore, Jeff Greer and Lori Mohan. Bonnie Weathers and Jim Miller, homeowners, were present. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes from December 11, 2025. Rick seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that the hydraulic fluid leak in the grader has been repaired. There were cracks in a couple fixed pressure lines for the gauges.

Water Department Report: The water usage was reviewed for December - 277,810 gallons. \$113.00 was billed for surcharge fees for daily water use over 750 gallons. Steve commented that water revenue for 2025 was 14% less than budgeted for. This may be due to conservation efforts by customers. Cynthia will look at the trend and report back. David reported that the new booster pump will be installed tomorrow. Tim will be assisting with the install. The prefilter treatment system skid is currently going through an electrical submittal review with Plummer. This should be complete by the end of the week. All other parts are on order except the piping and fitting to install the skid. Craig Swick will begin installing the control panel soon.

Sewer Department Report: Nothing new to report.

Parks & Recreation Report: Nothing new to report.

Public Comment Period: None

The District is in compliance.

Eight delinquencies totaling \$1,972.84 were noted in December. Cynthia reported that a Metro welcome packet was developed and Louise is sending it out to new customers.

Cynthia reported that Breanna Pitcher volunteered to build a new website for the Metro and POA that will comply with the Colorado accessibility law. Cynthia, Breanna and SunDee will be meeting tomorrow to review progress made.

Cynthia reported that Metro's attorney, Jeff Driscoll, retired at the end of last year. Cynthia is working on finding a suitable replacement. One attorney from Grand Junction has submitted a proposal.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for December, 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 want to pursue a petition to have the lot that connects Tract A (Bear Trace) to Red Ryder Cr. excluded from the District. She was contacted by their attorney in December, but there has been no further communication.

Rick will begin working on a new signage plan for the neighborhood this spring.

New Business:

Cynthia gave an overview of the flood related costs and grants received. Cynthia reported that the POA has paid Metro for their 12.5% share of the EWP projects: Leah's Corner and the Bridge. They are still reviewing the Metro/POA agreement and hope to have it signed within a week. Due to the mild winter weather, construction is still moving forward. The diversion site has been cleared and the ponds are full once again. The design for Leah's Corner was just approved and work continues on that project. The design for Little Beaver should be complete early next week and then work will commence there once the design is approved by NRCS. The EWP funding through NRCS and a DOLA grant have been secured. We are still waiting on confirmation from the State for 12.5% funding of the projects.

There were no well permit inquiries from Bill Wittwer.

Other Business:

Jim Miller gave an update on the POA meeting last night. They sent out a flood update, following the Metro's flood update. They contributed the 12.5% funding for EWP POA projects and have billed affected homeowners along Leah's Corner for their portion of the project. They are also pursuing alternative funding for long-term river improvements. They held their annual meeting where officers were elected for another term as well.

There being no other business, Steve adjourned the meeting at 7:10 pm.

Respectfully submitted,

Cynthia Purcell
District Manager