

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
March 12, 2026

The meeting was called to order at 6:01 pm by Steve Wilkins, President. The directors present were Jeff Greer and Lori Mohan. Bonnie Weathers and Hal Jaeke, homeowners, were present. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Lori moved to approve the minutes from February 12, 2026. Jeff seconded and the motion carried.

Maintenance Operator's Report:

David reported that he will be attending the Colorado Rural Water Association conference next week to fulfill his training units to renew his license certificates. The conference is in Loveland.

Road Department Report: David reported that he plans to apply the first coat of dust abatement once the construction is complete on the EWP flood projects. This should be around the beginning of April. The window has been replaced in the backhoe. A tie rod broke on the bobcat when David was using it to sift the dirt out of the burn pile. A new one is on order.

Water Department Report: The water usage was reviewed for February - 430,430 gallons. \$831.00 was billed for surcharge fees for daily water use over 750 gallons. David reported on a few high-water users that went undetected for a few days. He will be checking water usage daily for any leak codes as part of his daily routine. David reported that he has installed the new clearwell tank for the PALL plant. There is still a small leak, but he is hopeful it will seal as the gasket fittings settle. The prefilter treatment system skid is under production and anticipated to be delivered at the end of May. Craig will be on site for a few days next week to do some prep work on the control panel. He and David will be installing the conduit and running power to it next Friday. The software licenses have been transferred from Timberline Electric to Metro's account so Craig can update everything to the most current operating systems. There will be a recurring yearly fee for the licenses. Jeff inquired about the possibility of water restrictions moving into summer if the current weather patterns continue. Steve suggested sending out a notice to homeowners forewarning them of this possibility.

Sewer Department Report: David reported that the motor starter on one of the blowers for the sewer lagoon has been replaced. We were just notified of a sewer violation that occurred in December. The pH level was a little lower than the state's required parameters. This was due to the inorganics that entered the system after the sewer line break caused by the flood. A letter of explanation was prepared and sent to the State. The sewer permit renewal is also still in review.

Parks & Recreation Report: David has been working on sifting the dirt out of the burn pile and will resume burning once the wind conditions are favorable.

Public Comment Period: None

The District is in compliance.

Seven delinquencies totaling \$3,259.81 were noted in February.

Breanna Pitcher has been building a new website for the Metro and POA that will comply with the Colorado accessibility law. The POA needed to download archived documents off the old site before we could transfer the domain. We will be meeting again tomorrow to hopefully complete the transfer and put the new website online.

The exemption from audit for 2025 was prepared by Louise and reviewed by Stephanie Hirshberg, CPA.

Treasurer's Report:

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

Old Business:

Joe Gregory contacted Cynthia last week requesting to meet with the board. He indicated that he would attend this board meeting to discuss and negotiate aspects of the preliminary development of both Bear Trace and Wolf Creek Estates. Joe was not present at this meeting.

New Business:

Cynthia gave an update on the EWP grant and progress on construction. They are currently working on the sewerline armoring. Chris Pitcher anticipates being completely finished with all the projects and cleanup at the end of March. The side channel cleanout project that was requested by a group of homeowners may qualify for EWP funding. NRCS will be on site next week to determine its eligibility. If not, the homeowners will be responsible for payment. Cynthia will work through the DOLA grant funding once the EWP projects are complete.

There were no well permit inquiries from Bill Wittwer.

Other Business:

No POA update.

There being no other business, Steve adjourned the meeting at 7:02 pm.

Respectfully submitted,

Cynthia Purcell
District Manager