

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
April 9, 2026

The meeting was called to order at 6:10 pm by Steve Wilkins, President. The directors present were Jeff Greer and Rick Moore. Debbie Moore, homeowner, was present. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes from March 12, 2026. Jeff seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that he has been grading the roads and cleaning out the ditches in preparation for the first application of the dust abatement. He will begin on the mountainside and then follow up with the riverside once the heavy equipment has left. He installed a new battery in the roller and will troubleshoot why it isn't turning over.

Water Department Report: The water usage was reviewed for March - 396,870 gallons. \$260.00 was billed for surcharge fees for daily water use over 750 gallons. David reported that the small leak has stopped on the new clearwell tank for the PALL plant. The gasket fittings have settled. The prefilter treatment system skid is under production and anticipated to be delivered at the end of May. Craig has been on site over the past month installing power to the control panel and updating the software to Windows 11. David is still trying to source the plumbing parts. The booster pump that David just replaced started leaking through the rusted metal casing. David is looking into a replacement casing. This will be a major repair and could be budgeted for next year.

Sewer Department Report: David reported that there was another sewer violation with the BOD removal. This was caused by the algae bloom that occurs each year in the spring. Gene will write a letter explaining the circumstances to the State.

Parks & Recreation Report: David reported that the burn pile has all been sifted and is ready for burning. He plans to burn either tomorrow or next week, depending on weather. David also reported that someone installed traffic cameras at both entrances on Alpine Dr. on Wednesday. Cynthia contacted the County and they were unaware of any authorized installation. She was told to remove the cameras on Thursday. When David went to remove them, they had already been taken down. David also reported that Don Weber has been replacing his irrigation pipe that was damaged in the flood down by the boneyard. Don is also using some of the old pipe to line his ditch behind the Greer house. The homeowner on Bridge Dr. has also hired Andy Weber to clear the lot between their house and the Metro boat launch lot.

Public Comment Period: None

The District is in compliance. The Consumer Confidence Report (CCR) will be posted to the website and a note will be posted on the next billing.

Five delinquencies totaling \$1,211.55 were noted in March.

Breanna Pitcher has been building a new website for the Metro and POA that will comply with the Colorado accessibility law. The domain needs to be transferred and then the website will go online.

Treasurer's Report:

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

Old Business:

Cynthia contacted the County regarding the preliminary development of both Bear Trace and Wolf Creek Estates. As there has been a lot of turnover in positions at the County, the new planner was going to discuss these potential developments with the new Development Director and County Attorney. Joe and Claud will need to visit with the County to move forward.

New Business:

Cynthia gave an update on the EWP grant and progress on construction. The willows and grass have been planted on Little Beaver, Leah's Corner, and the sewer line areas. Chris Pitcher anticipates being completely finished with all the projects and cleanup at the end of next week. Cynthia will be doing a walk-through on Monday morning with Chris. Chris is also going to get us a quote to rent a rock crusher to use on the spoils pile that was deposited in the sewer lagoon pit. This would provide a great stockpile of road base material. The side channel cleanout project that was requested by a group of homeowners was approved for EWP funding. A cultural resources clearance is needed before any work can commence on this project. There is a 30-day window to accomplish this. As tomorrow marks the 30-day end, Cynthia will check with NRCS to see if this has been accomplished. If the clearance doesn't come soon, Chris will have to come back at a later date to complete this project. 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.

Cynthia is unable to attend the June meeting on the 11th. She asked if the board could meet June 18th instead. The board members present were favorable.

There being no other business, Steve adjourned the meeting at 7:00pm.

Respectfully submitted,

Cynthia Purcell
District Manager