

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
August 6, 2026

The meeting was called to order at 6:03 pm by Steve Wilkins, President. The directors present were Jeff Greer, Lori Mohan and Rick Moore. Doug Hampton (via phone), Debbie Moore and Andrew Camacho, homeowners, were present. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes from July 9, 2026. Rick seconded and the motion carried.

Jeff moved to appoint Doug Hampton to the board. Rick seconded and the motion carried. Doug accepted and took the oath of office.

Maintenance Operator's Report:

Road Department Report: David reported that he had to clear out the diversion site after someone had dammed it up to create a pool for their children. Afterward, he noticed the backhoe has a hydraulic leak. He has Century Equipment scheduled to come out and replace the o ring next week. Rick and Remington installed the new signs as well.

Water Department Report: The water usage was reviewed for July - 566,640 gallons. \$1,011.00 was billed for surcharge fees for daily water use over 750 gallons. There were two requests for leniency this past month: Mohan and Marsico. Both were due to an outside hose being left on. Rick moved to abate the excess sewer charges and daily overage fee for Mohan. Steve seconded and the motion carried. Steve moved to abate the excess sewer charges and daily overage fee for Marsico. Rick seconded and the motion carried. The board received a request from Gary Holloway for reimbursement of lost revenue from a short term rental and plumber expense due to the house having no water over the past weekend. David had been to his home two weeks prior and serviced the valve, ensuring it was operational. There had been no further communication from Mr. Holloway until his renter arrived on Saturday evening. David responded to the call after checking online to see that the valve showed it was working. Mr. Holloway called again Monday morning to report he still didn't have water. David responded and fixed the valve. Steve moved to notify Mr. Holloway that Metro has a responsibility to respond in a timely manner and provides a service, not a guarantee. No reimbursement will be made. Jeff seconded and the motion carried. David reported that the booster pump casing will be installed next Wednesday. He scheduled the hydrovac truck to come out and his dad will help with the install. David reported that the chlorine controller for the prefilter system is being programmed and Municipal Water will be coming next week to install it. Craig Swick will then remote in and finish his end. Plummer will then come out and ensure everything is working properly and fill out a completion certification for the State of CO. Once the State is satisfied, we will be able to put the new well online.

Sewer Department Report: David reported that the Little Beaver lift station tripped a breaker. He was able to reset it after clearing a minor clog.

Parks & Recreation Report: David reported that multiple trees have fallen due to a beaver problem. He believes he has remedied the issue. Remington's last day was today, as he starts school on Monday. David reported that he was very happy with Remington's performance and suggested giving him a bonus. Steve moved to award Remington a bonus of \$200. Jeff seconded and the motion carried.

Public Comment Period: Andrew Camacho requested that Metro stop using the dust abatement product, Earthbind, due to its toxicity. He conducted some research and provided information on hazards of some of the components within the product. He is having a sample of the product tested to identify all elements within it and will share the results once received.

The District is in compliance.

Six delinquencies totaling \$1,565.95 were noted in July.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for July, 2026. Steve moved to accept the financials. Jeff seconded and the motion carried. There were no bills presented for payment.

Old Business:

Rick and Remington worked for several days to install the new signs throughout the neighborhood. Steve thanked Rick for developing and implementing the plan to improve the signage in the District.

New Business:

Cynthia gave an update on the EWP grant and DOLA grant. She has submitted a final report to NRCS encompassing all the work that was completed using EWP funds. A final financial report will be submitted once the last invoices from Chris Pitcher have been paid. Cynthia has also submitted all documentation to the Army Corp and County for final permitting approval. The DOLA grant is finalized and payment has been received.

Cynthia reported that she provided Chris Quillen information on installing a new well. Lori also requested that the same information be sent to her.

Other Business:

No POA update.

Doug requested that a letter be sent to Robert Soniat requesting he adjust his sprinkler system to not overspray on the road. It is becoming saturated. Cynthia will send the letter along with a picture of the problem.

There being no other business, Steve adjourned the meeting at 7:45pm.

Respectfully submitted,

Cynthia Purcell
District Manager