

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
June 4, 2026

The meeting was called to order at 6:04 pm by Steve Wilkins, President. The directors present were Jeff Greer and Rick Moore. Hal Jaeke, Bonnie Weathers, and Debbie Moore, homeowners, were present. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

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

Maintenance Operator's Report:

Road Department Report: David reported that he ordered 3 loads of material from Robin's and used 1.5 loads to fill in the dip on Little Beaver that abuts up to the EWP road construction work that was done further down. There is water pooling in the ditch alongside the hill. David is going to work on sloping the ditch to drain out to the nearby culvert to the river. He may use a perforated pipe and bury it as a French drain. David is planning to apply the next application of dust abatement prior to the 4th of July and again prior to Labor Day.

Water Department Report: The water usage was reviewed for May - 202,500 gallons. \$40.00 was billed for surcharge fees for daily water use over 750 gallons. The prefilter treatment system skid was delivered last week and David is working on leveling the unit in the water plant. Craig has been out to work on the electrical and control panel. He will be out again next week as well. David is planning out the plumbing aspect and will have most joints pre-glued before the final installation. The plant will be down for about one day during the transition. FilterTech is scheduled to come out in mid-July to assist with the startup. David's uncle is going to remake the booster pump casing that rusted out for \$5,000. It will also be coated to resist any future rust.

Sewer Department Report: David reported that he replaced the aerator switch and it is working properly now. No word on the sewer permit renewal. Steve asked if we put another lagoon into operation before discharging to the river, if that would decrease ammonia and nitrogen levels. Cynthia will find out and report back.

Parks & Recreation Report: David reported that a summer helper, Remington Mitchell, has been hired. He has begun mowing around the neighborhood.

Public Comment Period: Hal Jaeke requested that the lower ponds be mowed tomorrow because the POA is having the ponds stocked on Saturday.

The District is in compliance.

Nine delinquencies totaling \$3,129.12 were noted in May.

The new website is up and running. The domain has been transferred and the site is in compliance with the accessibility laws.

Louise requested that the board consider increasing the late fees assessed on delinquent bills. She proposed to make the second month late fee \$35. It costs \$10.77 to send a certified return receipt letter. By the time she sends that, the homeowner is 2 months past due and has already received one \$25 late fee. Given the number of ways homeowners can get payment reminders (contact Louise, get a text from NexBillPay, email her) and the option to sign up for auto pay, the homeowner should have to pick up the cost of the postage. From her perspective, if she receives a customer call from a 2 month past due account and they let her take their payment via the online terminal during the call and set up auto pay, she abates the late fees. The board was favorable to this idea. Cynthia will draft a resolution for review at the next meeting.

Cynthia requested that both she and her husband be added to Metro's health, dental and vision insurance plans in July. Her husband is retiring this month and they will no longer have insurance coverage. The District was favorable to diverting money they are currently paying into an HSA account for her to the insurance plan to cover her premiums. Cynthia will pay for the additional amount to cover her husband. The board will review both David's and Cynthia's benefit package during the budget process in October.

Treasurer's Report:

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

Old Business:

Nothing new to report on the Bear Trace/Wolf Creek Estates developments.

Rick will begin developing a signage plan for the neighborhood to include larger signs. Cynthia will provide a few more plat maps for him to lay out his design.

New Business:

Cynthia gave an update on the EWP grant and progress on construction. The side channel project is underway and should be completed soon. This is the last outstanding project. Cynthia shared her spreadsheet used to track progress and payments with the board. The total outlay for all damage incurred by the flood for Metro came to around \$31,500 after the EWP funding and DOLA grant will be reimbursed. The POA is due a small refund for their projects. Cynthia has begun working through the DOLA grant process. They require a lot of documentation, which is being collected to receive reimbursement. They also require a final report, including before/after photos.

There were no well permit inquiries from Bill Wittwer.

Other Business:

Cynthia reported that the POA will be meeting with the homeowner adjacent to the Metro building to discuss options for the fence they approved that impedes the pedestrian easement at the rear of his property. The homeowner also requested to plant a line of trees along the property line between his home and the Metro building. Cynthia had David put a flag 17 feet from his back property pin where he can begin planting his row of trees, to not impede the pedestrian easement.

Cynthia reported that it would be beneficial to have another board member to ensure a quorum at meetings. The current board members and homeowners present at the meeting, will try to recruit another board member.

Rick requested that the August meeting be held on the first Thursday of the month, August 6th, if other board members were amenable. Cynthia will send out a request with the draft minutes to see if enough board members are available to switch the meeting date.

There being no other business, Steve adjourned the meeting at 7:12pm.

Respectfully submitted,

Cynthia Purcell
District Manager