

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

The meeting was called to order at 6:05 pm by Steve Wilkins, President. The directors present were Jeff Greer and Lori Mohan. Bonnie Weathers and Breanna Pitcher, homeowners, were present. David McRee, Maintenance Operator, was also present. Cynthia Purcell, District Manager, took minutes.

Lori moved to approve the minutes from January 8, 2026. Jeff seconded and the motion carried.

Maintenance Operator's Report:

Road Department Report: David reported that when he was pushing the burn pile with the backhoe, a log flew up and shattered the window. A replacement window has been ordered and will be installed.

Water Department Report: The water usage was reviewed for January - 539,610 gallons. \$330.00 was billed for surcharge fees for daily water use over 750 gallons. Matt & Leah Hosburgh requested leniency on their bill due to a yard line leak. Lori moved to remove the excess sewer charges above the minimum and the \$138.00 in daily overage fees. Jeff seconded and the motion carried. David reported that the clearwell tank for the PALL plant has a leak. When he inquired about a replacement from PALL, the quote was over \$25,000. David was able to find a suitable replacement that he will modify for under \$2,000. The prefilter treatment system skid is under production. David and Craig have installed the control panel. The software licenses are being 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. The state is still showing the submittal for the membrane replacement at the water treatment plant as backlogged.

Sewer Department Report: David reported that one of the motor starter on one of the blowers for the sewer lagoon need replaced. The part has been ordered.

Parks & Recreation Report: David has been working on burning the debris pile created from the EWP projects.

Public Comment Period: None

The District is in compliance.

Fourteen delinquencies totaling \$2,967.79 were noted in January.

Breanna Pitcher has been building a new website for the Metro and POA that will comply with the Colorado accessibility law. She shared the progress she's made on the draft website with the board.

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. Lori seconded and the motion carried. There were no bills presented for payment.

Old Business:

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

New Business:

Cynthia gave an update on the EWP grant and progress on construction. The POA has signed the Metro/POA agreement and the original document is in the mail. Due to the mild winter weather,

construction is still moving forward. Little Beaver is navigable as of this afternoon. The construction crew will begin work on the sewerline project next week. The first invoice from Chris Pitcher has been submitted to NRCS – EWP. There were only two items deemed ineligible for reimbursement: the electrical line bedding and the 20' culvert installed on Little Beaver. The payment will be processed and electronically deposited to our bank account. Once received, payment will be issued to Chris Pitcher. Chris is willing to wait for the state funding (12.5%) to come through before payment is made on that portion of his invoice. Additional work to clear out the side channel by the Park Ditch diversion was requested by a group of homeowners. Chris will be providing a quote to them to perform this work once the EWP projects are completed.

There were no well permit inquiries from Bill Wittwer.

Other Business:

No POA update.

There being no other business, Steve adjourned the meeting at 6:55 pm.

Respectfully submitted,

Cynthia Purcell
District Manager