

**ASPEN SPRINGS METROPOLITAN DISTRICT**  
**PO Box 488**  
**Pagosa Springs, CO 81147**  
**970-731-5656**

A regular meeting of the Board of Directors, Aspen Springs Metropolitan District was convened on April 13th, 2021 at 6:00p.m. at the Aspen Springs Metropolitan District building located on Metro Drive in Unit 5 Aspen Springs Subdivision. Elected board members Kenneth Barber, Pam Wallis, Jame Venturini, Shane Tuller, and Kelly Evans were in attendance, as was employee Carey Brown. 6 property owners attended.

### **Call to Order**

The meeting was called to order by Chairman Ken Barber.

### **Minutes**

Kelly made a motion to approve the previous month's minutes as read, Jame seconded; all in favor.

### **Public Works**

- Carey had been rebuilding the water pumps on the tankers, and fixing flat tires on the grader. He would need to purchase new tires eventually.
- Ken said that the lawyers for Koli Kazarinoff had quit the case regarding the road blockage on Oak Hill Drive. The DA would likely be refiling the case.

### **Treasurer's Report**

- Jame: The district had \$425,699 in cash assets, and \$1,878,699 in total assets and property as of the end of March. Total income for March was \$89,752, with year to date income of \$117,420, which is 28% of this year's budgeted income. Total property tax income YTD is \$85,760, which is 37% of this year's budgeted income. Total income YTD for the water depot is \$0 which is 0% of this year's budgeted income. Total expenses for March were \$14,515, and YTD of \$71,822, which is 18% of the yearly budget. The primary expenses for March were to CHP, CAT Finance, and America's Auto Care, in the amounts of \$3,018, \$1,692, and \$1,238 respectively.
- Kelly asked about the health insurance costs; they still hadn't reflected the change from two employees to one. Jame said they were working on fixing this and the changes would be backdated.
- Ken noted that the board would need to adjust the budget to accommodate the well station repairs.
- Shane made a motion to approve the Treasurer's report as read, Pam seconded; all in favor.

## Old Business

- Kelly and Shane gave an update on the possibility of connecting the water station to PAWSD main line. They had both talked to Jim Smith, chairman of PAWS. He was interesting in the idea, but PAWS couldn't commit to anything in the next few years due to budget and material concerns.
- Kelly said that the loan offer from Bank of the San Juans was \$80k, at 3.7% interest for 7 years, with a \$400 loan fee, and no prepayment penalties.
- Pam said that the pipe for the new well had been delivered, and was still waiting for the new well head to come in. DAK would hopefully be starting to drill on Monday the 19<sup>th</sup> of April if all materials were delivered.
- Kelly mentioned that Mary Jo Coulehan with the Pagosa Chamber of Commerce had said there was a possibility of \$5-10k that could be donated to the Metro at the completion of the well drilling project.
- Pam brought up the possibility of raising the water rates closer to that of PAWSD in order to help defray expenses. The board discussed this, and the likelihood of the water being cleaner with the deeper and properly cased well. PAWS was currently charging a little over a dollar per hundred gallons, while the metro was at a dollar per 140 gallons.
- Kelly made a motion to increase the water station rate to \$1.00 per hundred gallons, based on PAWSD current rates. Pam seconded; all in favor. A notice of price increase would be posted at station prior to reopening.
- Ken said that he had emailed an IGA from the County regarding the playground to the board members, and the Metro's attorney should probably look it over before signing.
- Kelly read part of the IGA which stipulated that two persons from the Metro needed to be appointed representatives to the county for the playground project during its construction phase.
- Ken made a motion to have Ken and Carey be appointed representatives for the playground project, with Shane as an alternate. Kelly seconded; all in favor.

## New Business

- Shane said that he'd posted an Invitation to Bid to the Pagosa Sun, and had received only one application, from Tina Valles at Team Pagosa Realty. He gave a presentation on her recommended listing prices for the properties the Metro owns, along with her commission for each. They were as follows:
  - 266 Sparrow Circle, 1.5 acres, \$29,500 with \$1,500 commission.
  - 634 Cactus Drive, 1.1 acres, \$12,500, \$1,000 commission.
  - 1172 Badger, 1.1 acres, \$18,900, \$1,200 commission.
  - 160 Far View, 1.12 acres, \$20,900, \$1,400 commission.
  - 974 West View, 1.33 acres, \$24,500, \$1,500 commission.
- Ken made a motion to approve the sale of the 5 properties the Metro owned throughout Aspen Springs, as is, with the Metro not liable for anything left on the properties, nor paying for surveys, and splitting closing costs, with the proceeds being used to repay the loan for the water station well drilling and repairs. Kelly seconded; all

in favor.

- Ken made a motion to have Pam be representative to the Realtor, and approve the sale of said properties within 3% of the proposed prices. Kelly seconded; all in favor.
- Pam said that the district usually put in the porta-potty at the park on Memorial day, it should possibly be installed sooner if the playground construction started before then. She also mentioned that she wanted to shop around for a cheaper porta-potty provider.
- Kelly made a motion to leave porta-potty provider and installation to Public Works discretion. Ken seconded; all in favor.

### **Property Owner's Concerns**

- Ronnie Zaday mentioned that the board should keep tabs on the Kazarinoff court case, since the County didn't appear to be keeping the board in the loop.
- Linda Barber asked if the district would be spraying weeds this spring. Carey said that they would, but don't know what chemicals the county was providing this year as of yet.

**Ken Barber adjourned the meeting at 7:21 PM**