

# SJRR Minutes April 25, 2013

Thursday, April 25  
SJRV POA Board Meeting Minutes

In attendance: Jan Wittwer, Jeff Hester, Annette Jeffrey, Rus Weathers by teleconference.  
Guests: Michelle Scholl and Dennis Jeffrey. Zoe Saabye by teleconference.

**Minutes** – From January 8, 2013

Rus moved to approve; Jeff second; all voted approval

## **Financial Report**

Rus to check with Lisa about deposits marked “split”. Jeff moved to approve financials, Jan second; all vote to approve.

## **Architectural Committee**

Bldg permit application/check from Felts . Jeff motions to approve Felts addition; Annette seconds; all voted approval

Mary Ann Seville wants to change house color from brown to dark green (architectural committee approved)

## **Old Business-**

Projects around the neighborhood- Dennis Jeffrey, chair of Parks and Recreation. Dennis reported on the following:

Repair of sewer tractor road on the river side hill below Alpine.

River easements are being located so that all property owners have access to the river.

A greenbelt trail is being plotted for the river where possible, avoiding trespassing on areas where property owners don't want to permit access. A footbridge to Picnic Island is being planned.

Review plea for vacant Board position, drawn up by Jan Wittwer – board agrees to issue letter as written, asking for volunteers to serve on the board.

Plans to resume fencing project – update from forest service?

Fencing project tabled to next month; wildlife gates to be chained (not locked) in the summer but left open in the winter for wildlife access.

## **New Business**

Spring cleanup –dumpsters on Tejas and in front of the water plant historically have been placed for property owners' use in cleanup yearly. Is this a POA board responsibility? Jan to check with metro to see if they have been placing them.

Teleconferencing setup for shack? – No status yet.

Spraying chemicals in the neighborhood. Zoe Saabye called in to the meeting with concerns

about chemicals being sprayed, as she is chemically sensitive. The Board responded that as a POA we do not ever order spraying. Individual property owners need to comply with state law regarding notification prior to spraying near chemically sensitive individuals. The board committed to post her provided articles to the SJRV website (after Jeff reviews).

POA dues invoice changes- Rus reported a proposed new policy regarding delinquent dues. Jeff made a motion: we want a policy to instruct Lisa to automatically place a lien on past due properties of over a year . Annette seconded; all approved motion.  
Pagosa Fire District Firewise Program –David Hartman will be invited to present the program to the board at the May 14 meeting.

Change of bylaw suggestion: Article I, section 1.6: Quorum. Jan recommended to change from a minimum of 4 board members to 50% + 1 person to vote. Annette moved to change quorum to read 50% +1; Jeff seconded; all approved motion.

Water wells drilled on private property – are they considered a “permanent structure”?

A board member will meet with the metro district May 9<sup>th</sup> to discuss the requirements the POA needs for well locations and cover structures.

Jeff requested an agenda item for May meeting: discuss entry signs.

Jeff moved to adjourn and Annette seconded. All approved. Meeting adjourned at 8:10 pm.