

San Juan River Village Property Owner's Association Minutes

September 10, 2013

(draft)

Meeting called to order: 6:33 p.m.

Attendance:

Board Members: Jan Wittwer, Julene Campbell, Steve Wilkins, Jeff Hester, Dick Ray

Guests: Duke and Monica Weidmann, Brian and Joy Sinnott, Doug Hampton, Annette and Dennis Jeffrey, Shawn and Joni Felts, Graham Whitehead

Minutes:

From August 13, 2013, motion by Jeff, 2nd by Dick, All approved.

Financials:

Dick presented 2013 Budget Variance Tracking. Fiscal Year is from Jan. 1-Dec. 13. Discussion. Fencing project is almost completed. Jan suggested that a committee be formed by Oct. 1 to begin the 2014 Budget with Objectives and Strategic Plans. The committee will be headed by Dick and will consist of a mixture of Board Members and Residents. Discussion about Reserves. Motion to accept financials made by Jeff and 2nd by Julene. All approved.

Architectural Committee:

Jeff presented 3 Variance Requests:

- 1) Unit 2, 124 Alpine Drive, Lot 87x. Detached garage. Drawings submitted. As a whole, Architectural Committee rejected the Variance. Discussion. Steve made motion to accept the Architectural Committee's decision to reject the project. Jeff 2nd. All approved.
- 2) discussion, the Architectural Committee rejected the Variance. Steve made motion to accept the Architectural Committee's decision to reject the project. Julene 2nd. All approved.
- 3) 92 Red Ryder Circle, Lot 106. Garage. Discussion. Architectural Committee recommends rejecting the Variance. Julene mad motion to accept the Architectural Committee's decision to reject the project. Jeff 2nd. All approved.

124 Alpine Drive, staircase down to the River. County does not issue permits for this. Metro reports that there is a disagreement between the property owner and Metro about where the property line exists. Metro will handle this. No action to be taken at this time.

Lots 139x and 141x(should be 140x), Owner requesting a 16ft. addition to the existing home. Board requested ILC and Architectural Committee's approval.

Old Business:

Fence project almost completed.

Discussion about maintenance on 46 Red Ryder Circle. Owner has been sent email. Dennis offered to contact homeowner and neighbor to try and decide what to do with the maintenance situation.

New Business:

Jan and Julene reported about meeting with Attorney. Attorney suggested that the Board make certain that they are in compliance with State regulatory agencies. Discussion by Board.

“Policies” Document handed to Board from Attorney via Julene. Board to read over and discuss.

2014 Budget- Jan recommended that a Budget committee be formed by Oct. 1, headed by Dick. A draft needs to be prepared stating Objectives and Strategic Plans.

Concerns about Covenant enforcement concerning trailers and RV's. Jeff suggested the Board consider the specifics of what the Covenant considers as mobile homes, trailers, etc. for the next meeting.

Horse Trailer on Lot 129x, Unit 1, 133 Harman-possible Covenant violation discussed. Jeff made motion to send homeowner a letter of objection. Julene 2nd. Board approved 3-1. Julene will send warning letter.

Pond on Mountain side has too much algae. Suggestion offered to buy Carp to feed on the algae. Graham will research buying them and Shawn Felts offered to assist as well.

Lot 51, Owners, Duke and Monica Weidmann, are concerned about safety issues on the pedestrian easement adjacent to their property. Metro will take a look at it.

Meeting Adjourned: 8:24 p.m.