

**San Juan River Village Property Owner's association**

**Minutes-November 12, 2013**

**Meeting Called to order:** 6:33 p.m., at the meeting house in San Juan River Village

**Attendance:**

**Board Members:** Dick Ray, Jan Wittwer, Steve Wilkins, Jeff Hester.

Absent: Julene Campbell, Secretary, excused.

**Guests:** Robert Soniat, Michelle Visel, Joni Felts, Shawn Felts, Annette Jeffrey, Steve Petri, Rus & Bonnie Weathers, and Joanne Ferko, substitute recording secretary.

**Minutes:** from October 8, 2013, motion to accept made by Jeff Hester, 2<sup>nd</sup> by Dick Ray. Unanimous approval.

**Financials:** Dick will ask Lisa Quiller, POA bookkeeper, concerning the higher utilities numbers found on the financial statement for October (\$650). Dumpster

Motion to accept made by Steve Wilkins, 2<sup>nd</sup> by Jeff Hester. Unanimous approval.

**Old Business:**

2014 Budget:

Review of draft:

Question: "Do we get a price quote every year from the accountant regarding their services?"

Answer: "Yes, we do." Draft shows an increase of 8.4% in budget.

Steve would like to see our yearly carryover balance itemized to show unspent budgeted items.

Budget will be made available for community input on homeowners website by December 15<sup>th</sup> 2013.  
(Dick will include expected income on the budget)

Target is to have budget approved at the January meeting.

Drafting a Policy for collection of delinquent dues:

Collection of unpaid assessments: The Board will get together in a work session to review the current draft, and then will send the proposed document to Tracy Cross, POA attorney.

**Architecture Committee**

Variance for unit 2, lot 87X 124 Alpine. Discussion. Stairs to the river beyond Weathers' platted property line are in dispute. The board expressed the need to resolve the issue before issuing a variance.

*Motion: Jeff Hester moved to approve a variance on the Weathers' garage and building permit according to the submitted ILC (Project #13001.2 on variance submitted), subject to the removal of the existing staircase that is indicated outside of homeowners' property lines. This approval timeframe is for 1 year, to expire November 12, 2014. Second by Steve Wilkes. Motion passed unanimously.*

### **New Business**

Owners of unit 2, Lot 51 (39 Harebell Dr.) are requesting proof of variance from owners of Unit 2, lot 52 (31 Harebell Dr.) for the shed built on easement. Discussion was tabled.

Strips of land (common area) along river. Should POA seek to quiet the title in order to preserve the open space? Dirk Nelson has given report to Metro on land trust and developer. There are no immediate plans to make any modifications to the riverbank. There has been discussion about defining natural trails along Picnic Island. The open space is for common use by everyone in the POA, and common ownership may protect everyone.

Parks and Recreation: The Board discussed parks and recreation and the need to transfer parks and recreation responsibility from the Metro District to the POA. Instructions were given to Jan Wittwer from the board to convey this information at the next Metro District meeting.

Steve Petri asked about getting a swing set for children, perhaps to be placed in the Rainbow Pond area.

A newsletter containing news of interest for the neighborhood will be generated by Julene and Jan. It will be printed on a desktop printer to save printing costs.

Robert Soniat suggested that website information be posted on the back of every monthly bill sent out.

**Meeting was adjourned @ 8:18 p.m.** Jeff made motion to adjourn and Dick 2<sup>nd</sup>. Unanimous Approval.

Respectfully submitted,

Julene Campbell, Secretary

Joanne Ferko, Substitute Recording Secretary