

**San Juan River Village Property Owner's Association**  
**Minutes-January 9, 2014**

**Meeting called to order:** 4:35 p.m. at Bill and Jan Wittwer's Home

**Attendance: President Janice Wittwer, Vice President Steve Wilkins, Secretary Julene Campbell, Board member Jeff Hester**

**Absent: Dick Ray, Treasurer, excused.**

**Guests:**

Steve Petri, Michelle Visel, Lesley Burroughs, Rus and Bonnie Weathers, Gordon and Cathy Graves, Dennis and Annette Jeffrey, Brian and Joy Sinnott. By phone: Dan McCollum

Jan Witter asked if anyone was going to record the meeting. There were no affirmatives. She stated recording of the meeting was not to be allowed.

**Minutes:**

Jeff Hester made a motion to approve corrected minutes from November 12, 2013. Julene Campbell 2<sup>nd</sup> the motion. Vote: Unanimous approval.

**Financials:**

Steve Wilkins made a motion to approve November 2013 financials. Julene Campbell 2<sup>nd</sup>. Vote: Unanimous approval.

Jeff Hester made a motion to approve December 2013 financials. Steve Wilkins 2<sup>nd</sup>. Vote: Unanimous approval.

Jeff Hester made a motion to have the Financial Statement ready as early as possible before the POA meeting. Julene Campbell 2<sup>nd</sup>. Vote: Unanimous approval.

2014 Budget. Steve Wilkins proposed that the POA allocate monies for one project at a time. The Board agreed with Steve and came up with modifications to 2014 Budget. The Board will prioritize the list of projects. New Signage is increased to \$8800.00 to be able to complete the signs this summer. Fencing is reduced to \$2000.00. Monies for Mailbox Kiosks are zeroed out. (But will be first on the list for the next project). Added \$2500.00 to Professional Legal Fees, associated with 'quieting' the Title issues. Jeff Hester made motion to accept the 2014 Budget with the Modifications. Steve Wilkins 2<sup>nd</sup>. Vote: Unanimous approval.

**Architectural Committee:** No new projects discussed at this time.

**Old Business:**

Bill Wittwer, representing Metro, explained that Parks and Recreation were part of the Metro from its original formation. He said the POA needs to look into any liability issues before obtaining the common area on the river.

Jeff Hester made a motion that the POA pursue acquisition of community properties that were not properly transferred to the POA by the original developer. Steve Wilkins 2<sup>nd</sup>. Vote: Unanimously approved.

The legal fees to pursue acquisition of the community property on the river are approximately \$3000.00, without dissent. The 2014 budget had to be adjusted to balance for this expenditure. See financials modification.

McCollum Document/ fence agreement. Jeff Hester made a motion to accept the document. Steve Wilkins 2<sup>nd</sup>. Vote: Unanimous approval. Jan Wittwer to sign and file with the county.

## **New Business:**

Homeowner Rus Weathers asked if the Agenda for the meetings could be posted on the website, and in a timely manner. The Board agreed with Rus. The Board also agreed to have the monthly draft Minutes posted on the Website in as soon as possible..

Steve Wilkins recommended that the SJRVPOA provide a link to [www.Sanjuanrivervillage.nextdoor.com](http://www.Sanjuanrivervillage.nextdoor.com) on the POA website for community members to communicate information within the community. Steve will speak to the website programmer. Jeff Hester made a motion to provide the link from the POA website. Steve Wilkins 2<sup>nd</sup>. Vote: Unanimous approval.

Steve Wilkins made a motion that the Board adopts a Conduct of Meeting Policy stating that audio/visual recordings will not be allowed in any meeting. Exception would be for the exclusive use of the Recording Secretary with the Board's approval. Recordings would be destroyed after the Minutes are approved. Julene Campbell 2<sup>nd</sup>. Vote: Unanimous approval.

Jeff Hester made a motion to ask Metro to maintain the mailbox area by either plowing and/or using a Pet-friendly de-icer. Julene Campbell 2<sup>nd</sup>. Vote: Unanimous approval

Jeff would like to see parking areas for the Public and access to the Pond and River clearly marked.

Status of Meeting house on Alpine. The Building was examined by an Exterminator, because of rodent infestation underneath the flooring, in the soil underneath, and in the walls he suggested the building was not a healthy place to meet. There was a suggestion by Jan to use the meeting room at the Chamber of Commerce. Julene Campbell made a motion to join the Chamber of Commerce for \$80.00 a year. Steve Wilkins 2<sup>nd</sup>. Vote: Unanimous approval.

**NOTE: (due to the uncertainty of the meeting room at the Chamber of Commerce we have changed the next meeting place to the Ross Aragon Community Center at 451 Hot Springs Blvd, East Room). February 11, 2014 at 6:30. You will be able to call into the meeting. Call 605-475-6700 #, wait for prompt and enter code 614-3731.**

Email distribution. This is tabled until the next meeting.

**Meeting Adjourned:** at 7:02 p.m.

Respectfully submitted,

Julene Campbell, POA Secretary

Kathy Wadenpfohl, Recording Secretary