

San Juan River Village Property Owner's Association

Minutes-February 11, 2014

Meeting called to order: 6:38 p.m.

Attendance-

Board Members: Dick Ray, Treasurer; Julene Campbell, Secretary; Steve Wilkins, Vice-President; Jeff Hester, member; Jan Wittwer, President.

Residents: Guy S. Williams, Maria B. Williams, Cindy Williams, Toby Williams, Joni Felts, Shawn Felts, Lesley Burroughs. By phone: Michelle Visel. Brian Sinnott.

Jan stated that recording of the meeting would not be allowed.

Minutes- from January 9, 2014. Jeff Hester proposed that the minutes be approved and Steve Wilkins 2nd. Minutes were unanimously approved.

Financials-

Treasurer, Dick Ray, reported an apparent \$1000.00 discrepancy in the Bank Balance vs. January deposits. He will have the bookkeeper Lisa Quiller to review the account.

The Board unanimously agreed to table the approval of the Financials until the March meeting. This will allow Dick and the bookkeeper, Lisa, time to find the discrepancy in January accounting.

The number of Property Owners is 238. There are 8 property owners past due with \$4,480.00 in arrears. The POA needs to adopt a new Policy, "Collection of Unpaid Assessments". Dick made a motion to authorize Tracy Cross, attorney, to look at the 2nd section of the proposed policy and to give the Board comments and/or recommendations. Julene 2nd. Unanimously approved.

On assuming Capital Project Reserves: Dick will meet with Jeff about the monies required for signage before the next meeting.

Architectural Committee-

Jeff Hester reports that there was no activity for this month.

Old Business-

SJRV Parks and Rec-There is a wait on acquisitions of the title to the property on the river. Jan stated that she asked attorney Tracy Cross about this. A Title was found by Metro .They are working on legal transfer. Tracy Cross warned Jan that there could be a great deal of liability on the POA if it obtains title, but there would be very limited liability if the Metro owned the property because it is a government entity. This subject is ongoing and the Board will continue asking for legal advice on the acquisitions. Julene states that a meeting with Tracy Cross should be a public meeting this summer so more owners can attend. Julene states that the POA will need more facts before an actual meeting with the Attorney. The Board still wants clarification from Metro and wants to place Restrictive Covenants on the acquisitions. Jan suggested tabling the discussion until there is more discovery.

Newsletter feedback: Julene reports that she has had very good feedback.

Website report: Jan reports that there have been contact information left on the website and that the email portion is working well.

Meetings Code of Conduct-A bit of discussion and review, but, tabled for discussion and approval until the March meeting.

New Business-

Report on 'Meeting Shack' status. Shawn Felts, property owner and exterminator, said the Shack can be made rodent-free. The building belongs to Metro. Until Metro decides what to do, the POA will meet in the Community Center until the POA has a better option.

Insurance Policy Renewal. Julene stated that because of 2 previous lawsuits, the premium has quintupled. Julene is continuing to pursue new insurance for a less expensive premium.

Mailboxes and Ice. Jan would like to make sure that Metro keeps the ice cleared in front of the mailboxes. Dick said he would speak to them.

Fire Mitigation. Dick Ray will be attending sessions on Fire Mitigation and will give a report of his findings at the next meeting.

Marijuana Policy. Steve Wilkins proposed to the POA the question of whether or not the POA should have a policy on Commercial Marijuana. Discussion ensued concerning the definition of commercial, and it was pointed out that the county is sorting out how to proceed. The Board recommended that the subject be given thought. The subject was tabled until the next meeting.

Meeting adjourned: A motion by Julene was made to adjourn the meeting at 7:56 p.m. and Dick 2nd. Unanimously approved.

Next meeting of the SJRVPOA is: April 8, 2014 at 6:30 PM.