

## San Juan River Village Property Owner's Association

### Minutes – April 8, 2014

**Meeting called to order:** 6:33 pm

**Attendance:** Board members Jan Wittwer, Steve Wilkins, Jeff Hester, Dick Ray teleconference by phone, Julene Campbell teleconference by iPad Facetime

**Guests:** Robert Soniat, Greg Burroughs, Rus and Bonnie Weathers, Carrie Wienckowski and Foanne Ferko, Recording Secretary

**Minutes:** From February 11, 2014: motion to accept made by Jeff Hester, 2<sup>nd</sup> by Steve Wilkins. Approved. There was no meeting in March.

**Financials:** February and March-Julene moved to approve, Jeff Hester 2<sup>nd</sup>. Approved. Dick noted that he misread the numbers, so the \$1000.00 discrepancy is resolved.

Collection of Unpaid Assessment's Policy: The policy has been under review for three months, and is ready to be adopted.

***Jeff Hester moved to accept the policy as is (all three portions), Steve Wilkins 2<sup>nd</sup> the motion. Motion carried unanimously.***

#### **Architectural Committee:**

Two sets of garage plans were submitted: one from Rick and Debbie Moore, and one from Greg Booher. Julene and Annette have reviewed them previously, and Jeff showed the plans to the board.

***The Booher property is located at Unit 1 lot 74,451 Swiss Village Dr. These plans locate the garage within property boundaries with correct setbacks. Jeff Hester moved to approve, Julene 2<sup>nd</sup>. Motion carried unanimously.***

***The Moore property is located at unit 2 lot 106, 92 Red Ryder Circle. These plans locate the garage within property boundaries with correct setbacks. Jeff Hester moved to approve, Julene 2<sup>nd</sup>. Motion carried unanimously.***

#### **Old Business:**

Common area along river: Discussion: POA Attorney Tracy Cross' letter was quoted as stating that the POA can't afford to get the title due to the expense (title transfer, insurance, liability, etc. It was pointed out that whoever owns it, it will cost money to maintain. The possibility of the Metro owning it, but POA having control over it was discussed. Jeff wants the POA board to take our attorney's advice – Metro ownership but POA control, perhaps with a 100 year lease. Restrictive covenants would be created with full participation and input from the entire membership.

***Motion: POA take the position to investigate Metro taking possession of common areas, but only with POA having control through restrictive covenants. Jeff made the motion, Steve 2<sup>nd</sup>. Motion carried unanimously.***

***Motion: To put covenants and restrictions into place PRIOR to transfer of common areas to Metro. Jeff Hester made the motion, Steve Wilkens 2<sup>nd</sup>. Motion carried unanimously,***

**Conduct of Meetings Policy:** Steve and Julene will work on it for the next POA meeting.

**Insurance Renewal:** Julene reported that we have insurance, but no power to shop prices due to the two lawsuits. Only one company has agreed to insure us.

**Entrance signs for SJRV:** Jeff suggested that we modify our original sketch, using a monument size stone, (6' x 8'), and have it overlaid with steel writing. The steel would be offset on each side and have solar lighting. Cost is estimated at \$6000.00. The logo from the website would lend itself well as a graphic.

**New Business:**

**Fire Wise Program:** Dick does have educational info to put on the website in reference to the Fire Wise program. With a probable dry summer coming up, the mitigation information would be valuable, so we will post it on the website.

**Operating a Business in our Residential Neighborhood:** There has been concern about two homes being used as businesses. Covenant number 18 clearly states that there shall be no businesses of any kind.

**Motion:** Jeff moved to send a letter will to the home owners referencing covenant # 18, and the owners will be invited to present their case to the next board meeting. Steve 2<sup>nd</sup>. Motion carried.

Meeting was adjourned at 8:30 pm.

Next Board Meeting is at Ross Aragon Community Center on May 13, 2014 at 6:30 pm.

Respectfully submitted,

Julene Campbell, Secretary  
Joanne Ferko, recording secretary