

San Juan River Village Property Owner's association

Minutes-May 13, 2014

Meeting Called to order: 6:34 p.m.

Attendance:

Board Members: Dick Ray, Jan Wittwer, Steve Wilkins, Jeff Hester, and Julene Campbell by FaceTime on iPad.

Guests: Shawn & Joni Felts, Dennis & Annette Jeffrey, Michele Visel, Joy Sinnott, Rus and Bonnie Weathers, and Joanne Ferko , acting recording secretary.

Minutes: from April 8, 2014, motion to accept made by Jeff Hester, 2nd by Dick Ray. Unanimous approval.

Financials: Dick's highlights: YTD, \$24,485 dues have come in so far. Ten homeowners have major past due accounts. So far for 2014, finances look good. We have \$1,240 in the fish fund.

Jeff Hester moved to approve the financial report for April 2014, and Steve Wilkins 2nd the motion. Unanimous approval.

Dick read the new policy for delinquent dues, and is waiting for Jan to sign the original. **Steve Wilkins made a motion to accept Dick's follow up letter for delinquent dues, Jeff 2nd the motion, unanimous approval.**

Architecture Committee

Jeff moved to approve the plans for Dave & Debbie O'Keefe for a garage at 841 Harmon Unit 1 Lot ?x; Steve 2nd, unanimous approval.

Shawn and Joni Felts' at 96 Alpine Dr. asked about placing steps going down to the river using railroad ties. Due to the river corridor title investigation, Jeff does not believe the POA has the right to give permission at this time to approve the plans for Shawn & Joni Felts' staircase outside their platted property lines. Dick suggested, maybe having communal stairways to avoid too many sets of stairs and would limit the amount of development. Steve said the ideal solution would be to have marked common areas (easements) with access to the river.

Jeff would like to recommend a change to the Building Guidelines Plan Requirements: Submit one set of plans and additional digital files in PDF format so that the POA will have digital records rather than storing plans. Jeff will draft the changes, and will put on the agenda for the next meeting to review.

Old Business

Discussion about strips of land along river & other properties not deeded to individuals and/or any entity. The POA needs to establish restrictions for use prior to the deed being transferred. There will be a post on the website requesting that homeowners help create a committee to work on the restrictions.

Conduct of Meetings Policy: Steve and Julene will finalize it for review at the next POA meeting.

Entrance Signs for SJRV: Jeff reported that he has been actively researching the stone for the signs. He contacted Lillywhite Stone from AZ- they quoted \$440 per ton with a \$200 delivery to Pagosa Springs, they come in tan to red sandstone, 6'x5'x5', 1650 lbs, for \$363. Stone slabs don't need to be set in concrete, so that will mean some savings.

Wildfire Preparedness & Response: Dick wants to encourage website postings on the program, highlighting an evacuation plan, and communication in an emergency. Dick will get some information together to post. Jeff will talk to Steve Hartvigsen about getting maps and more information.

Two homeowners operating a business in our residential neighborhood were sent letters of violation referencing covenant #18, and were directed to attend this meeting to discuss violations and property use. Neither property owner attended. If the problem has been resolved, Steve wants verification that the violation no longer exists. Jeff suggested that we monitor activity, electrical, and water usage. Jeff suggests that the POA cite covenant number #6, indicating a nuisance exists. Julene suggested we send out a firmer letter. Jeff reminded us that we have a fine structure in place that we can use. We may have our attorney draft an appropriate letter.

Dumpster for community clean-up: Money was accidentally not allotted in the budget for this year but money is available in our capital improvement account and can be used for that purpose. We will coordinate with the Metro to have a brush chipper available at the same time at the location. The Dumpster should only be used for household debris: Not construction debris, household garbage or plant material.

Insurance coverage: Julene reported that the actual cost of insurance was \$625 more than budgeted. Steve suggests we take the money from capitol improvements: \$600 for the dumpster, and \$625 for the insurance coverage.

New telephone conference system: Joy Sinnott brought in the equipment being used for this meeting, and said it was available for purchase. We are trying out the new system.

Annual Meeting: The date is July 13, 2014, at 5:00 pm. at the Pavilion.

Meeting was adjourned at 8:42 pm. Steve made the motion and Jeff 2nd, unanimous approval.

Respectfully submitted,

Julene Campbell, POA-Secretary

Joanne Ferko, Recording Secretary

