

# San Juan River Village Property Owner's Association

## Minutes-July 13, 2014 Annual Meeting

**Meeting Called to Order:** 5:59 p.m.

**Attendance: Board Members:** *Jan Wittwer, Julene Campbell, Jeff Hester, Steve Wilkins, Dick Ray*; Property Owners: Linda Gundelach, Kathy & Dick Hamilton, Robert Soniat, Roger & Kathy Betts, Gretchen Grotz, Tom & Pam Schoenig, Dave Brewster, Joy & Brian Sinnott, Travis & Carol Fleming, Greg & Sherri Booher, John & Carol Frakes, Carrie Wienckowski, Liz Fox, Greg Burroughs, William C. Wittwer, Amy Wolfe, Dennis & Annette Jeffrey, Joe & Chantelle Jordan, Michael & Mery Whiting, Doug Hampton

**Minutes from last meeting:** No discussion. Dick Ray moved to approve minutes from June 16, 2014 meeting; Julene 2nd. All approved.

### **Welcome and Yearly Update from the President of the Board, Janice Wittwer:**

Since July of 2013:

- Having a dumpster yearly is a huge asset for homeowners. It will be budgeted annually.
- Your board hired attorney, Tracy Cross, who specializes in HOA law. Her first advice to the Board was to make certain that they are in compliance with State regulatory agencies. Tracy gave the Board a Policies Document that has been very helpful.
- The Board also hired a recording secretary. This has been worth every penny because it allows the whole board to be involved and participate in discussion.
- Dues: The Board created a Collection of unpaid assessments procedure, which has resulted in increased collections.
- Easements of land (common area) along river: Metro and POA research concerning the title to these has created some lively debate and at this point is ongoing and unresolved.
- Board member, Steve Wilkins, introduced us to [sanjuanrivervillagenextdoor.com](http://sanjuanrivervillagenextdoor.com) It is comparable to FaceBook, but, for our neighborhood only. This informal site has allowed neighbors to communicate about anything of interest; thus, creating a popular and great asset to our neighborhood.
- The Board is in final stages to adopt a "Conduct of Meetings" Policy.
- Board member, Jeff Hester, has taken up the stone slab entrance signs project. These signs will be attractive, permanent, and practical. Jeff and Steve Wilkins are both helping with the project.
- Through our 'nextdoor' site, an active petition for safer entry from Hwy 160 is gathering signatures. Please visit the site.

- President, Jan Wittwer, will begin an archive of all SJRVPOA documentation. She suggested that the POA secure a safety deposit box. This will eliminate having boxes of documents to store.

**Election of 2014-2015 Board Members:** The Board consists of 5 members. Board members returning: Jeff Hester, Dick Ray, Julene Campbell, Steve Wilkins. New Board member: Joe Jordan

**Report from Metro District:** Carrie Wienkowski, President of the Metro District gave a report on the status of the District. Carrie introduced POA neighbors, Dennis Jeffrey, Bill Wittwer, and Steve Wilkins who are also serving as Metro Board members. Parks and Recreation Committee will be headed by Robert Soniat. Any recommendations or suggestions to the Metro district should be given to him.

**Financials:** See Financials on Website. Dick reports that liability insurance has gone up. Through June, the budget is tracking at 34.6%. A motion to accept the June Financial report was made by Jeff Hester, 2nd by Steve Wilkins. All Approved.

**Architectural committee:** Jeff Hester presented. Jeff recommends that the changes to the Building Guidelines be as follows: Building plans be submitted in one hard copy, and one digital copy in PDF format.

86 Larkspur - Garage variance plans submitted at last meeting. The Architectural committee had differing opinions. With very few neighbors involved, Jeff moved to approve and Steve 2nd. One disapproved. Vote was 4-1 for approval.

**Old Business:** Entrance signs- Jeff and Steve both are helping. Plans still need to be board approved. Low-maintenance entry signs will also be lighted. Carrie Wienkowski will help with landscaping.

**New Business:** Neighborhood dumpster will be placed at water plant. Check the website for final placement. Brush chipping provided by Metro? Also, check website for final decision.

**Meeting adjourned:** Motion to adjourn by Dick Ray, 2nd by Steve Wilkins. 7:04 due to inclement weather

**Julene Campbell, POA-Secretary**  
**Kathy Wadenpfuhl, Recording Secretary**