

**San Juan River Village
POA Board Meeting
January 11, 2011**

The meeting was called to order at 6:32 pm.

Attendance: Pat Dobbs Dave Brewster, and Jeff Hester were present at the “skunk” house. Joe Jordan, Rus Weathers, and Jan Wittwer were present by conference call.

Visitors: none

Minutes from December 29th were presented. Jeff Hester moved to approve, Joe Jordan seconded. Motion carried.

Financial Report: The financial report was presented as received from Lisa Quiller. Jeff Hester moved to approve, Jan Wittwer seconded. Motion carried

Architectural Committee Report - No activity

Old Business –

Hanslip lawsuit- Rus Weathers has agreed to help Pat Dobbs with being available as a contact, and to review the case as necessary. Some notes were found by Chantelle and have been turned over to Jeff Hester.

Entrance design-

We need to have plat boundaries in order to accurately design the entrance. Joe Jordan and Jeff Hester will meet to move forward on the project.

Web site and domain name renewal- Jan has the receipt from the renewal. She will find out the cost, as the receipt is in Pagosa and she is in Arizona.

Scott Kay memorial. –

Joe Jordan discussed it with Chantelle. Naming a trail would be an appropriate tribute. A discussion included: perhaps a plaque and a little a wood entrance gate at the forest service trail behind the Kay house. Joe and Jeff will take the lead. Joe Jordan has written a tribute.

New Business – No new business

The meeting was adjourned at 7:06 pm.

**San Juan River Village
POA Board Meeting
February 8, 2011**

The meeting was called to order at 6:34.

Attendance: Jeff Hester, Pat Dobbs, Dave Brewster and Rus Weathers
Joe Jordan and Jan Wittwer were in attendance by conference call.

Visitors:

Brad Irwin

Jeff asked that Brad Irwin be allowed to discuss his item first on the agenda, so it was moved from New Business. Brad has a contract to sell the home at 204 Swiss Village Dr. The home was built in 1984. Setback from the road is actually 17 feet and should be 30 feet. Adjacent properties are not affected. Records of a variance granted have not been located.

Jeff Hester moved to accept an existing variance as described in the ILC for 204 Swiss Village Drive. Rus Weathers seconded. Motion carried. Jeff suggested that we come up with a procedure to deal with this kind of issue in the future, allowing us to “grandfather” in variances that already exist and have no record.

Minutes

Minutes from January 11 were submitted for approval with the correction that Joe Jordan received the notes from Chantelle Kay instead of Jeff Hester. Dave moved. Joe seconded. Motion carried.

Financial Report

The financial report was submitted. Jeff moved to approve, Joe seconded. Financial report was approved.

Architectural Committee Report

No business other than 204 Swiss Village Dr., already discussed.

Old Business

Hanslip Lawsuit-

CNA insurance has new contact person. Pat will respond to her letter.

Fire Proof file cabinets-

Jan reported that prices vary greatly, and she is unsure of our exact needs. Possibilities were discussed. We will consider a gun safe as well as lateral cabinets. Jan will submit some selections for consideration at the next meeting.

New Business

Joe Jordan submitted artist sketches for the subdivision entrance and for the “Scott’s Gate” entrance to the National Forest trailhead. The designs were discussed and the board was encouraged to offer input. An engineering survey should be done to make sure our project does not interfere with utilities, easements and improvements. Jeff moved that we authorize up to 500.00 for the survey. Jan seconded. Motion carried. The property owners will be notified of our progress on the project and will have access through the website to offer their input.

Meeting adjourned at 7:28 pm. Next meeting is Tuesday, March 8 at 6:30 pm.

Respectfully submitted,

Janice Wittwer

**San Juan River Village
POA Board Meeting
March 8, 2011**

The meeting was called to order at 6:36 pm

Attendance: Rus Weathers, Jan Wittwer, Joe Jordan, Pat Dobbs, Jeff Hester

Visitors: none (except the skunk)

Minutes from February 8

Jeff moved to accept the minutes as presented, Rus seconded. Motion carried

Financial Report

Jan Wittwer moved to accept the Financial report as presented, Jeff Hester second.
Motion carried

Architectural Committee

The accepted variance for 204 Swiss Village Dr. was discussed. In February we decided to create legal wording to help with “grandfather” issues. A bill was submitted from William Darling for existing variance anomalies wording. Jeff requested that we pay the bill, and use the document in the future. Bill was \$370.00. Brad Irwin will be asked to pay the bill.

Old Business

Hanslip vs SJRV and POA

Jonah Hunt will be collecting depositions.

Fire safe protection for documents - Jeff Hester and Jan Wittwer will assess the space needed.

Subdivision entrances- Jeff presented surveyed sketches for review. Digital files will be sent to Jan and Rus.

“Scott’s Gate” was discussed. The easement is not where it should be, so property owner’s cooperation to allow the gate along the fence will be necessary. We need to locate the legal fence line. The pins have been located visually, so the surveyer should be able to plot them.

New Business

The Board of Directors created a 2011 POA Budget. Pat Dobbs moved to accept the new budget. Joe Jordan seconded. Motion carried.

Meeting adjourned at 7:47.

**San Juan River Village
POA Board Meeting
April 12, 2011**

The meeting called to order at 6:32 pm

Attendance- Pat Dobbs, Jan Wittwer, Jeff Hester, and Joe Jordon and Rus Weathers by conference call.

Visitors- Jonah Hunt by conference call

Attention to Minutes- From March 8, 2011
Jeff Hester moved to approve, Joe Jordan seconded. Motion carried.

Financial Report-
Jeff moved to accept, Jan seconded. Motion carried.

Architectural Committee Report-
Mark Hughes on Harmon Avenue applied to build a hot tub, with privacy fence. It is within property specifications, no action necessary.

Old Business-
Hanslip vs SJRR and POA – Our attorney briefed us on the latest developments concerning the lawsuit.

Fire safe protection for documents-
Jan reported that lateral cabinets are necessary, and Jeff and Jan will investigate possibilities online. Pat offered that Mike Hanes of Eagle Merchantile is interested in helping us find what we need.

Subdivision entryway-
Joe Jordan's sketches were discussed. Pat noticed that Loma Linda has a similar building. The sign sketch needs to be worked up as a graphic design. Jeff suggested we submit the design to a local sign company. He also said we need a raised area for landscaping. Carrie Wienckowski will handle planting the area.

“Scott's Gate” was discussed. And arched entryway was presented as an idea, with steel as the supportive elements, and wood will be used for non-supportive elements. Steel tubing can be ordered, bent to dimensions specified. Jeff will proceed with cost estimates.

New Business-
There was no new business

The meeting was adjourned at 7:35p.m.

**San Juan River Village
POA Board Meeting**

May 10, 2011

The meeting was called to order at 6:43 p.m.

Attendance: Pat Dobbs, with Joe Jordan, Rus Weathers and Jan Wittwer present by conference call.

Visitors: Byron Dobbs

Minutes-

The minutes from the April 12 meeting were presented. Jan Wittwer moved to accept, Joe Jordan seconded. Motion passed.

Financial Report-

The Financial report was presented. Joe Jordan moved to approve, Jan Wittwer seconded. Motion passed.

Architectural Committee Report-

Building plans are being reviewed. No action necessary at this meeting. -

Old Business-

Subdivision entrance - Entrance sketches have been turned over to a design firm to be refined.

Jeff Hester reported that we will go through the materials to determine how much needs to be in the firesafe. Jan agreed and volunteered to do so as soon as she is mobile.

Litigation- The Hanslip vs POA lawsuit was discussed. No action taken.

New Business-

The Annual meeting to elect officers/Picnic will be on July 9.

Jan Wittwer moved to adjourn. Meeting adjourned at 7:07 pm.

**San Juan River Village
POA Board Meeting**

June 14, 2011

Members present: Pat Dobbs, Jan Wittwer, Jeff Hester, and Rus Weathers and Joe Jordan by conference call.

Call to order The meeting was called to order at 6:35 pm

Minutes-

Minutes from May 10 were presented. Jeff moved to accept, Joe seconded. Motion carried.

Financial Report-

The financial report for May was presented. Jan moved to accept, Jeff second. Motion passed.

Architectural Committee Report-

The committee reviewed architectural plans for a private dwelling on 340 Red Ryder Circle. Plans were submitted for approval. They are within the setback requirements. Joe moved to accept, Jan second. Motion carried.

Old Business-

Scott's Gate: Joe and Jeff will meet late Thursday afternoon to finalize placement. They will look at the location for the gate and the dimensions for the width of the gate before pricing.

Litigation update- no update

New Business-

A plan for pond stocking from the 2011 fish budget was discussed. Julene Campbell suggests 6 to 8" trout at \$1.40 each. It should buy 357 fish. The fish will be stocked at the same time the river is stocked with private funds. Jeff moved, Jan second to use the 500 dollars to purchase fish for the pond. Motion carried. Removing age restrictions for the pond was discussed. Jeff moved to remove the restrictions for one season to see what kind of traffic we have. We will assess the fishing at the end of the season and make changes if needed. Joe seconded. Motion carried.

Annual Meeting /Picnic planning for July 17. Jan will send an email to board members to start planning the picnic.

Complaint of chlorine being stored in a shed on Alpine. Zoe Saabye called in and expressed concern that chlorine or a toxic substance was being stored in the Lucero back shed. Jeff volunteered to contact the shed owner, and report findings to Ms. Saabye.

Jeff brought up Hwy 160 intersection concerns. He thinks CDOT should place intersection warning signs on the highway, and stripe it to be a no-passing zone.

Jeff moved to adjourn, Jan seconded. Meeting adjourned at 7:20p.m..

**San Juan River Village
POA Annual Meeting
July 17, 2011**

The meeting was called to order at 6:05 pm, after the picnic. Many thanks to Pat Dobbs and others for organizing it and cooking delicious hamburgers and hot dogs.

Attendance: 38 members at large from the neighborhood

Election of 2011-2012 officers

The slate was presented:

Pat Dobbs

Joe Jordan

Janice Wittwer

Dave Brewster

Rus Weathers

Mike Cadigan

Ballots were distributed. The slate was voted in.

Minutes from June 14 were read. Jeff Hester moved to accept, Pam Schoemig second. Motion carried.

The **Financial Report** was not available, and was tabled.

Architectural Committee Report – There was no new business.

Old Business - Update on Lucero shed. A complaint had been made that chlorine might be stored in the shed. The chlorine buckets were empty, so there is no problem.

Subdivision entryway -Jeff Hester reported.

A covered mail kiosk has been explored. Also a small place for children to wait for the school bus on the mountain side. Surveys have been done so that placement can be made. A subdivision sign for both sides was presented. Feedback is encouraged.

“Scott’s gate” – The trailhead entrance project is progressing well. It will be made of steel frame and sturdy. An informational stand would show the map of the trail. A memorial ribbon cutting will be on November 22, the one year anniversary of Scott’s passing.

New Business -

Fishing –Mike Cadigan inquired about the fish stocked in San Juan River. Once released, the fish are not the property of anyone in the subdivision. For clarification, the river is privately owned on both sides and all property owners are allowed to fish. They are reminded that it is catch and release only.

Alpine Pond- Questions were raised about Alpine Pond. An aerater must run to stifle algae growth. Sabotage was done to stop the pump, probably in protest to noise. A new pump has been placed. A shed will be built around it.

Julia Hampton raised the question of online payment of dues. The accounting firm will be contacted.

Doug Hampton reported from the Metro Board concerning roads and the bridge project.

Meeting adjourned at 7:14 pm

NO AUGUST MEETING

**San Juan River Village
POA Board Meeting
September 13**

The meeting was called to order at 6:35 pm

Attendance: Joe Jordan and Rus Weathers by phone; Jan Wittwer and Pat Dobbs present in the building.

Visitors: Jeff Hester from Architectural Committee

Minutes –

Minutes from July 17 annual meeting were presented. Joe moved to approve. Rus seconded. Motion carried

Financial Reports –

From June 2011:

Jan inquired about the “depreciated equipment” line; she inquired about the equipment referenced. No one was exactly sure which piece of equipment this was. Jan offered to ask about it. Jan moved to accept the report, Rus seconded. Motion carried

From July 2011:

Jan pointed out that the fish fund is a separate fund from POA money and should not be included in the POA receipts and expenditures. The July report should only reflect money spent from the \$500 budgeted for the fish stocking project.

Joe moved to accept with corrections. Rus seconded. Motion carried.

From August 2011:

Expenses reflect a larger payment to the CPA office this month. A compilation report was made by the CPA office. This is required by law. Jan moved to accept, Rus seconded. Motion carried.

Architectural Committee Report-

Plans for a garage addition were submitted. The address is 208 Red Ryder Circle. Jeff will verify the roof pitch. Pat moved to accept if roof pitch is correct. Joe seconded. Motion carried.

Jeff recommended that we get boundary fences updated and repaired next spring.

Old Business –

“Scott’s Gate”. Joe reported that the person he wanted to review and do the metal work has not provided a quote. Jeff will provide Joe a new name.

Fire Safe for architectural plans –

Jeff asked “How long should we keep physical plans?” It would help us minimize space if we discard very old plans. We will ask Mike Cadigan about legal issues. Jan moved to discard plans older than five years if it is legally permissible. Joe second, motion carried. Jeff informed the board that 11 x 17 plans will now accompany full sized plans so that the smaller set can be easily stored.

Litigation- We are now out of the lawsuit. We need to receive in writing that we are no longer involved.

New Business –

Subdivision entrance signs. Jeff asked Jan to work on the design of the entrance sign.

Election of Officers – The Board elected:

Pat Dobbs - President
Vice President – Joe Jordan
Secretary - Jan Wittwer

Jan moved to approve, Rus seconded. Motion carried.

The phone number has changed for calling in to participate in the board meeting. The new number is: 1-858-200-4900.

Jan moved to adjourn. Joe seconded. Meeting was adjourned at 7:35 pm.

Respectfully submitted,

Jan Wittwer, secretary

**San Juan River Village
POA Board Meeting
October 11, 2011**

The meeting was called to order at 6:37p.m.

Attendance: Dave Brewster, Jan Wittwer and Pat Dobbs in person—Rus Weather and Joe Jordon by teleconference.

Visitors: None

Minutes from September 13 were submitted. Dave moved to approve, Rus second. Minutes were approved.

Financial Report – Private funds were comingled again in the financials. Jan will discuss removing the fund from the report with Lisa. Jan moved to approve, Dave second. Financials approved.

Architectural Committee Report – No report

Old Business

Litigation update – No agreement has been finalized.

Scott's Gate – Trey has estimated 1400.00 as cost of metal work. Joe will ask Jeff to contact the property owners adjacent to the gate to make sure we have their approval. There should not be any substantial additional cost. Joe moved to approve 1500.00 for the project. Pat second. Motion carried

Signage – Jan will work on a new design for the entrances.

Architectural plan protection and storage: Jan reported legally six years is the maximum we have to keep the plans. From now on a copy of the plans no larger than 11 x 17 will have to be submitted, so that we can store them effectively. All agreed that we need to go through what is in the building and purge unneeded plans.

New Business

Jan reported interest expressed to her by neighbors in a gazebo on the river side next to the pond.

Meeting adjourned at 7:32p.m.

Respectfully submitted,

Jan Wittwer

**San Juan River Village
POA Board Meeting
November 8, 2011**

The meeting was called to order at 6:35 p.m.

Attendance: Dave Brewster in the building, Jan Wittwer, Rus Weathers and Joe Jordon by teleconference.

Visitors: None

Minutes: The minutes from October 11 were submitted. Joe moved to approve, Dave second. Minutes were approved.

Financial Report –The Financial report was presented. Jan moved to approve, Joe second. Motion carried.

Architectural Committee Report – no report

Old Business-

Scott's Gate –Jeff Hester informed Joe that the property owner from Louisiana has expressed that they are concerned about the gate as it may be on their private property. Rus asked if an easement exists since this is a long-time used entry into the forest. He added that if the gate encroaches, a signed letter from the owner is essential before the project resumes. Whether or not to offer restrictive options (such as no motorized vehicles) was discussed. Jeff will approach the owners with the actual plan illustrations.

Signage – Jan will continue her work on a new design for the entrances.

Architectural plan protection and storage: Jan and Jeff need to work on getting the plans that are six years and older removed from the building, and newer ones protected.

Gazebo on the river side next to the pond: Jan will get details from the neighbors who expressed an interest in having improvement to Rainbow pond.

New Business – no new business

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Jan Wittwer, secretary

NO DECEMBER MEETING