

San Juan River Village
POA Board Meeting
January 10, 2012

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

Attendance:

Dave Brewster and Pat Dobbs were in the building, Joe Jordan, Jan Wittwer, and Rus Weathers were present by conference call.

Visitors: none

Minutes from November 8 were presented. Dave moved to approve, Pat Dobbs second. Minutes approved.

The Financial Report for November was presented. Joe moved to accept, Dave second. Financials approved. December financials were presented. Jan moved to approve, Rus second, Financials approved.

Architectural Committee Report -No Report . Pat reported that Byron Dobbs has offered to serve on the committee. Need for more members on the committee was discussed. Joe suggested that a letter to home owners be sent to let them know that members are needed for the architectural committee. Perhaps in the next metro billing? Dave Brewster is architect committee chair.

Old Business

Litigation update- No update. Bill Short is our new attorney contact.

Scott's Gate and Entrances- As of January the owner of property and original gate does not want to allow use of the gate. They consider it to be trespassing. Dave will look for another access, possible on Larkspur Place. Joe will call Jeff about another access. Chantelle may have a contact to talk to as well.

Entrance signs: Jan will work up some sign art. Sketches are due by February 16.

New Business

Insurance-Pat is out of school on Monday, will meet with Lisa and attempt to find a new carrier. We need to have our basic info on file. Linda does not have information. Maybe Lisa Quiller.

2012 Budget-line item: "Subdivision improvements" 2000.00 for Scott's gate needs to be added, and an estimate for signage is needed. A survey of the entrances has been done.

The meeting was adjourned at 7:48 p.m.

SJRV POA BOARD MEETING

February 21, 2012
Minutes

The meeting was called to order at 6:34p.m.

Attendance: Pat Dobbs, Joe Jordan, Rus Weathers, Dave Brewster in the building. Jan Wittwer by conference call.

Guests: Doug Hampton, Byron Dobbs, Jeff Hester, Sasha Hampton (She brought food!)

Minutes

Minutes from the January 10 meeting were presented. Rus moved, Joe second. Minutes approved.

Financial Report

The financial report was reviewed. Joe moved to approve, Jan second. Financial report was accepted.

Architectural Committee Report- no report

Jeff Hester is releasing all records to Dave Brewster.

Old Business

Litigation update – Pat received an email from attorney Bill Short that the Metro is still in negotiations – no action at this time

New POA insurance carrier– We now are covered. Pagosa Insurance representative Linda Morris submitted three applications on our behalf, but only one agreed to insure. Paperwork is pending.

Scott's Gate – The owner of the original Louisiana historic gate wants to keep vehicle traffic out and keep the gate intact and intends to lock it. Jeff reported that he found an easement further down in the cul-de-sac for our own primary gate. We will have to do some clearing. We will send a letter to owners of lots 100 and 101, to acknowledge private access to the original gate, and announce plans to create new access with right-of-way.

Entrance sign- Placement of the signs on SJRV property was discussed. Power is nearby and could be run to create a lighted sign. Jeff presented some cost estimates for different types and materials. Several possibilities were discussed. Jan presented three graphic designs for consideration. We need the two signs to be visible from a distance. There will be a monument of some sort, perhaps rock. Jeff will share his drawing with Jan and they will work together before the next meeting.

New Business- Wilson, Rea, Beckel and associates sent us their letter of engagement to continue our accounting contract for another year. The president's signature is required. Joe moved to approve, Rus second. Motion approved to sign the contract.

Metro report- Doug Hampton is now an employee of the metro, and will be a liaison to the POA, so that we can work better together. Doug's expertise with immediate projects is valuable, and he will be able to effect a smooth transition for the logistics of running the Metro District. The new president, Jamie Scholl, is interested in cultivating ideas for neighborhood recreation and beautification, and optimizing fishing habitat. Doug is requesting a Master Plan for development. While the desire to improve the neighborhood and our amenities exists, we need some direction and prioritization. There will be a summit meeting of the two Boards of Directors to discuss these items soon.

Replacement of the Adrian Bridge– There were seven bids for the new bridge. Unfortunately some were too high, the low bidder backed out, and the paperwork was not properly filled out on one. They had to go back to bids. There should be new bids by next week.

Doug also reported on the method used for snow plowing, and it's impact on driveway entrances.

Meeting adjourned at 8:32 p.m.

Respectfully submitted,

Jan Wittwer, secretary

NO MARCH MEETING

SJRR POA BOARD MEETING

April 10, 2012

Call to order – The meeting was called to order at 6:32 mountain Daylight Savings time. Present were Dave Brewster and Pat Dobbs in the building. Joe Jordan, Rus Weathers, and Jan Wittwer by conference call. Byron Dobbs and Jamie Scholl were present as guests. Doug Hampton was present as liaison from the Metro.

Minutes from February 21 meeting:

The minutes were presented. Dave moved to approve, Rus seconded. Motion passed.

Financial Report-

The financial report was reviewed. Dave moved to approve, Jan second. We discussed overdue dues. Jan will ask Lisa for disclosure. Financial report was accepted.

Architectural Committee Report Jeff Hester was to release all records to Dave Brewster. Dave does not have the records.

A new owner planning to build has staked out the planned area. Rus asked about requirements for building permits as per the staked area.

A resident has turned in a request for a pole barn. This needs to be resubmitted to code and be reviewed by the AC.

Old Business-

Litigation update: Rus suggested that we approve the agreement concerning the POA side of the lawsuit. Rus moved to approve the settlement Dave second . Motion passed.

Scott's Gate – Pat is formulating the letter to the owners of the adjacent property. Pat offered to look at the boundary lines with Joe and clarify the area under discussion. If we moved the right-of-way 25 yards south the trail will need to be re-created. Pat and Joe will meet at the location to look at possibilities. Any board member interested meet at 9 am Saturday at Joe's house.

Entrance signs- Doug suggested that there is a graphic artist on Red Ryder Circle who could offer another design. Megan Reinhardt. Joe suggested that we move forward with one of Jan's designs. Dave moved to approve, Joe seconded. Motion carried.

New Business

Changes to Building Permits- the Metro needs be able to review all plans in order to avoid encroachment on metro right-of-ways and utilities. An ILC is not a survey, and does not substitute for one. To quote Jamie Scholl: "A boundary survey will provide an accurate location of lot lines for determining building purposes. An ILC only assumes

the existing pins are accurate.” Jan will create alternate wording, and get feedback from Mike.

Parks and Recreation services:

Jamie Scholl suggested that we create a Parks and Recreation service to include projects such as trails and gazebos. Jamie would like us to have a joint meeting to discuss community improvements. The metro will come up with options for a meeting date.

There being no more business, the meeting adjourned at 7:56 pm.

Respectfully submitted,

Janice Wittwer

SJRR POA BOARD MEETING

May 8, 2012

Call to order – The meeting was called to order at 6:36 pm.

Present were Dave Brewster, Pat Dobbs, Jan Wittwer, and Jeff Hester in the building. Joe Jordan and Rus Weathers by conference call. Doug Hampton was present as liaison from the Metro.

Minutes from April 10 meeting:

The minutes were presented. Dave moved to approve, Pat seconded. Motion passed.

Doug Hampton asked to be first on the agenda with his report. He announced the need to repair fences, and mowing needs to happen, including along the roads. Rus asked if the POA has historically taken care of the fencing and care of entryways out of their budget. The answer is yes. The POA will continue to take care of entryways and will finance fence repairs.

Bridge report- Materials are being dropped off. The bridge will close to traffic from 9 to 3 each week day. Homeowners are being notified.

The lower pond shore is being cleaned. Paddleboats are now on the pond and available for homeowner use.

Financial Report-

The financial report was reviewed. Rus asked about the overdue POA dues list. Should we send notices to remind? We will ask the accounting firm to send notices on a quarterly basis. Jan moved to accept, Dave second. Financial report was accepted.

Architectural Committee Report – No report

Old Business-

Scott's Gate – Pat send a letter to the owners of the adjacent property. There are five owners. One of the principal owners agreed to meet in person on Memorial Day weekend. The owner mentioned that the plat was inaccurate. A survey will be necessary and the easement will be staked. Dave moved to finance a survey, Jan second. Motion carried.

Entrance signs- Jan presented the chosen sign for discussion as to how to execute the structure. Solar, LED, cut metal. Flood lighting. Jan will investigate and get quotes for four signs. (Two double signs).

New Business

Addi Greer believes the trout are undernourished and would like to feed the trout in Rainbow Lake. Joe wondered why we need to supplement their diet. The pond was overstocked, and there was some disease due to the pressure and warm water.

Can dead brush around the pond be fed into a chipper so that the hood can have mulch? The board discussed renting a chipper. It was agreed that it's a good idea to chip instead of burning. Doug and the metro will be approached by Joe about the feasibility.

Next meeting will be June 12.

Adjourned at 8:13 pm.

Respectfully submitted,

Jan Wittwer

SJRR POA BOARD MEETING

Minutes

June 12, 2012

The meeting was called to order at 6:36 pm.

Present were Rus Weathers, Jan Wittwer, Pat Dobbs, and Dave Brewster. Joe Jordan was present by phone.

Minutes from May 8 were presented. Rus moved to approve, Dave second. Minutes were approved.

Financial Report was presented. Jan move to approve, Dave second. Approved

Architectural Committee Report – No new action to be taken

Rus presented questions to architectural committee: Who is the committee? The committee is comprised of Jeff Hester, Dave Brewster, and Byron Dobbs.

Rus asked: Are we monitoring new decks, rock fences, etc? Are we letting some projects go by unnoticed, and insisting on permits for others? A POA property owner has made some complaints. We may need to do more drive-bys and be attentive to changes.

Old Business -

Scott's Gate – The survey has become complicated – the pins are incorrect.

We need a new survey that is taken from the national forest monument pins.

New owner's prefer that the gate remain where it is. Jan moved to pay for a legal survey to establish absolute property boundaries. Dave second. Motion passed.

Entrance signs: Jan and Jeff presented bids for the signs and designs. Drew Harbison looked at the design and said he could do the lettering. Now the monument needs to be designed to hold the sign . We need to scale the base to the sign. Jan will start off with a sketch, and perhaps Bill Wittwer can use his Auto Cad to do a digital design.

Changes to Building Permits: Jan will get the changes posted and available on the website.

Neighborhood improvement projects will be discussed at a joint meeting with the Metro on Monday, June 18.

The POA picnic and annual meeting will be July 15 at 5:00 pm. Pat and Byron Dobbs will bring hamburgers and hotdogs. Members are to bring beverages and side dishes.

New Business

Web site domain and services. The secretary needs to be reimbursed for yearly web site domain costs. Rus moved, Dave second, to reimburse \$139.50 to Jan Wittwer for renewal expenses back in January.

Property boundaries –are there specific POA requirements regarding building a rock fence along property lines. There are not.

Jan moved to adjourn, Rus second. All approved. Meeting adjourned at 8:05.

Respectfully submitted,

Jan Wittwer, SJRR POA Secretary

SJRR POA ANNUAL MEETING

JULY 15, 2012

Call to order – The meeting was called to order at 5:45 pm.
Present were 41 voting members of SJRR.

Welcome and comments were presented by Pat Dobbs. Neighbors presented a petition to lower the speed limit to 55 mph. on Hwy 160.

A slate of nominees to serve on the 2012 – 2013 Board was presented. Secret ballots elected the following: Pat Dobbs, Dave Brewster, Jan Wittwer, Rus Weathers, Annette Jeffrey, Jeff Hester.

Jamie Scholl gave the metro report. The bridge project is on schedule. Our water tank is on forest service property. He announced the new service plan for parks and recreation. Speed bumps were discussed. To address any subject at a metro meeting, agenda requests should be presented to Cynthia Purcell.

Minutes from June 12, 2012 meeting:

The minutes were presented. Jeff Hester moved to approve, Dave Brewer seconded. Motion passed.

Financial Report-

The financial report was reviewed. Money for the forest entrance gate was discussed. A survey to determine the actual easement has been done. The easement has been determined to be close to the Boehrer driveway. Boehrer, an adjacent property owner to the easement access, has presented a solution: A fifteen foot wide strip will be donated at the end of the property line, to place it near the cul-de-sac. Legal easement documents will be created.

Jan Wittwer moved to accept the Financial report. Rus second. Motion passed.

Architectural Committee Report – One application for pole barn. Request for survey waiver was made. Rus Weathers moved to accept the architectural committee recommendation. Dave Brewster second. Motion passed.

Old Business-

“Scott’s Gate” (national forest access)- Joe Jordan proposed a sub committee to communicate with the forest service, and all entities necessary to proceed with the project.

New Business

Members at large discussed the need for fence repair. Quality control was a concern, so

the project needs to be done by a professional crew. Estimates are being gathered, and sections that are the most urgent will be repaired first.

Meeting was adjourned at 6:37p.m.

Respectfully submitted,

Jan Wittwer, POA secretary

**SJRV POA Board Meeting
August 14, 2012**

The meeting was called to order at 6:34 p.m.

Pat Dobbs, Dave Brewster, Jan Wittwer, and Annette Jeffrey were present. Rus Weathers was present by conference call.

Guests were Dan McCollum, Travis Fleming, Graham Whitehead, Julene Campbell, and Michelle Scholl.

July 15, 2012 minutes were read aloud. Pat Dobbs moved to approve, Dave Brewster second. Minutes approved.

Financial Report – The financial report was presented. Annette Jeffrey moved to approve, Dave Brewster second. Financials accepted.

Architectural Committee report – No report

Forest entrance gate-The funds budgeted for the gate were clarified. The gate itself will cost about \$1500 dollars. An additional \$500.00 has been set aside for legal fees to determine and create an easement that will be filed. A memorial for Scott Kay will be handled separately with donated funds.

We need to make sure that we own the land to create the easement for the gate.

We need documentation to vacate any easement.

An alternate gate design was presented by Dan McCollum. It will be reviewed at the next meeting. Dan will obtain a cost estimate.

Entrance sign-

A line item for the budget has been created.

Subdivision perimeter fence bid-

\$13,530 has been bid for the project. This will be steel with stretch posts. Mr. Montoya says he should be able to complete the project by the end of October.

We are proceeding to have Mr. Montoya start the project. We need to make sure that Montoya's bid includes the pipe materials. Rus, Dan, McCollum and Montoya will meet to firm up the number of stretch points and getting the steel here and welded and ready.

New Business-

Election of officers – the following were elected:

Jan Wittwer – President

Dave Brewster–Vice President

Pat Dobbs – Secretary

Rus Weathers – Treasurer

2012 Budget –

The 2012 budget was presented.
Dave moved to adopt the budget, Pat second. Motion carried.

POA Dues increase –

The budget projections for 2012 through 2014 show a severe shortfall, WITHOUT any projects. Ways to obtain needed funds were discussed. Pat moved to revert to covenant procedure to bill POA monthly dues in the amount of 10.00 to begin with the January 15, 2013 billing. The increase will result in meeting financial obligations, and necessary projects being funded. Annette second. Motion carried.

August 30 was selected as a work session date for 2013 budget, if it is necessary to meet.

Speeding –

At Your Disposal was approached about speeding during their regular garbage run. They responded positively with a pledge to obey speed limits.

Meeting adjourned at 9:08 pm.

Respectfully submitted,

Jan Wittwer

POA Board Meeting
September 4, 2012

Meeting called to order at 6:36

Board Attendees: Jan Wittwer, Dave Brewster, Jeff Hester, Rus Weathers, Annette Jeffreys, Pat Dobbs.

Guests: Dan McCollum, Graham Whitehead. Doug Hampton as liaison from Metro.

Presentation of Minutes

The minutes from the August were read. Dave Brewster made a motion to accept, Annette seconded the motion. The minutes were approved as read.

Discussion of Finance Report

The finance report was presented. After questions and discussion, Rus Weathers made a motion to accept the report; Jeff Hester seconded the motion. The financial report was approved as presented.

Old Business

Entrance Gates Discussion

Property owners' who want an individual fence may have one; however, the POA board must approve the design prior to adding a gate.

Rus moved that we approve the \$1800 gate design recently presented and that the design supercede previous designs. Jeff made a motion to approve the gate; Dave seconded the motion.

The motion carried with one dissenting vote.

Perimeter Fence

Rus reported gates are ready, contractor is ready; however, there is still a question from the BLM about the location of the old fence line. Discussion of pros and cons of installing fence based on currently known fence line.

Rus made motion to approve \$5500 first draw, provided pens are located and marked for the contractor to follow. Initial draw to be paid upon beginning of fence installation (set first post).

Dave seconded the motion. Discussion followed regarding the line. After discussion, Rus called for the vote. The motion was approved.

Rus made a motion to pay Dan McCollum \$845. for 7 welded Hs and 2 corners. Dave seconded. The motion was approved.

New Business

2013 Budget

Rus questioned cost on website...approximately \$900 for out of pocket expenses including web domain, stock images, disclaimer notices, \$25 each photos, hosting 3% charge, memberships \$1500, copyrights \$250

Recommendation to send out proposed budget.

Jeff made the motion Rus second the motion. The recommendation was approved.

Brief review of by-laws

At all meetings of the Board the presence of one-third of the Directors (but not less than 50 % +1) shall be necessary and sufficient to constitute a quorum, and, except as otherwise provided by law or by the Bylaws, the act of a majority of the Directors present shall be the act of the Board.

Motion to amend by laws, Dave.

Annette seconds. Motion carries.

Report on Hanslip – Russ reports

Review of dues increase notice –

Citizens Bank needs a resolution to allow signature cards for new board officers.

Jeff made a motion to issue the resolution; Annette seconded the motion. Approved.

Metro report – Doug Hampton

Pump on hill pond has failed.

Bridge on hold due to non-domestic pipe – water line cannot be installed yet

Positive feedback from neighbors on trail system

Jeff/Annette 8:15 Adjourned.

Submitted by Pat Dobbs

**POA Board Meeting
October 9, 2012**

Meeting called order at 6:33.

Minutes were read. Motion to approve minutes as amended. Dave Brewster and Jeff Hester, second.

Financials

There needs to be a line item identifying fencing separate from the gate. Jeff Hester makes motion to approve as amended; Dave Brewster seconded. Annette abstained.

Architectural Report – Nothing happening

Metro Report – Skywerks for internet taken care of. Nothing done on speed bumps. Fire department does not like speed bumps and wants them removed.

Decision made to not repair pump on mountain side due to onset of winter and no fish in the pond.

Irrigation ditch work almost completed.

Bridge should be complete by November 20. Still working on trails plan.

Old Business

Easement – Jeff recommended paying new bill in the amount of \$604.00 from Mr. Darling for drafting an agreement; this amounts to a total of \$944.00. Since the board approved only \$500 for the easement documents, the remainder will be paid for by using remaining legal and professional fees budget. Second by Rus Weathers. Approved.

Jeff Hester made a motion that we approve the easement agreement submitted by the Boehrs that exchanges the location of the POA forest access. Second by Dave Brewster. The final vote will be conducted by email no later than the afternoon of October 10, 2012.

Rus presented that the perimeter fencing is complete for now...under budget at this point; however, there will be additional cost to complete the area near the water tower in the spring.

2013 Budget – Move to approve budget as amended Rus, Jeff seconded.

Jan reported on new website; hopefully complete by end of January.

New Business –

Rus asked about people who owe money. Presented a draft for an initial collection letter. Jan advised that people want to add personal gates on the new fences. Rus stated that the board has already approved the design for a personal gate. Discussion of how to handle fencing questions...should probably be handled by architectural committee.

Motion to adjourn by Dave, second Jan. Addendum to minutes October 10, 2012.

Email vote to accept easement was approved.

**SJRV POA Board Meeting
November 13, 2012**

Meeting called to order at 6:37 pm

Attendees: Jan Wittwer, Annette Jeffrey, Pat Dobbs, Rus Weathers

Minutes were read . Motion to approve by Rus; second by Annette. Approved

Financial Reports

Discussion of late dues payments. Lisa Quiller will send out quarterly statements to anyone who hasn't paid by April 1st. Liens will be addressed after the April meeting. Pat made motion to accept; Annette seconded the motion. Approved.

Architectural Committee

The final easement signed documents for Scott's Gate location have been filed with the county.

Old Business

Discussion of proposed 2013 Budget. Motion to approve the budget made by Annette; Pat seconded the motion. Approved.

Website report – in progress. Needs to be useable by January 1, 2013.

New Business

Bill Wittwer of the Metro Board presented regulation information for drilling water wells in the neighborhood. Bill presented the proposed letter and permission form that must be completed and approved prior to obtaining permission to drill. Both the Metro Board and POA Board must sign off on the well location. Existing wells need to be permitted for the protection of individual property owners. There is concern about possible contamination to the neighborhood water system if well water is used for internal purposes.

Due to the resignation of Dave Brewster, the POA Board is asking that owners consider serving on the board. We would especially like those on the mountain side of our neighborhood to consider joining us.

Jan reported meeting with the County Building department. The POAs in the city and county are advising the planning department that they need to continue working with the various POAs' building processes.

Jan asked that the December meeting be changed to Wednesday, December 5th; she also requested that the meeting location be moved to her home on Sunflower. Rus made the motion to change; Annette seconded the motion.

Jan also reported that someone would like to come out to do a report on fire mitigation because insurance companies are beginning to look closely at neighborhoods where the chances for fires are high.

Pat made a motion to adjourn at 8:14 pm; Annette seconded the motion.

NO DECEMBER 2012 MEETING