

# ***SAN JUAN RIVER VILLAGE POA MEETING***

**September 9, 2014 at 6:30**

**Attendance:** Board Members: Joe Jordan, Jeff Hester, Steve Wilkins, Dick Ray, Julene Campbell. Guests: Graham Whitehead, Bill Wittwer, Shawn and Joni Felts, Doug Hampton, Jack and Cristy Miller, Russ and Bonnie Weathers. By phone: Mary Knopfle.

**Joe Jordan called the meeting to order: 6:32 PM.**

**Questions or comments from guests:** Graham Whitehead is concerned the POA will obtain a prescriptive easement along the existing easement where the fence is placed. A letter was presented to Mr. Whitehead stating that the property on which the perimeter fence is placed is not owned by SJRV-POA and is the property of each lot owner but that in our protective covenants the SJRV-POA is required to maintain the fence to keep livestock out of the subdivision. *Steve Wilkins made a motion to approve the letter to Mr. Whitehead, Joe Jordan 2<sup>nd</sup>, with unanimous approval. Joe Jordan signed the letter and it was given to Mr. Whitehead.*

**Minutes from August 12, 2014 and August 26, 2014:** Dick Ray made the motion approve, Jeff Hester 2<sup>nd</sup>. With unanimous approval.

## **Financials:**

- Review August financials: Dick Ray states we have used 42% of our yearly budget. *Julene Campbell made a motion to approve August financials, Steve Wilkins 2<sup>nd</sup>, with unanimous approval.*
- Delinquent accounts: A certified letter needs to be sent with an official notice of delinquency and a payment plan option prior to a lien being filed on the property.

## **Architecture Committee:**

- 19 Little Beaver Place, Unit 2, Lot 98. Portable building: Jeff Hester reports that they are aware that it does not match and is not up to POA's building code. The homeowners are going to move it as they are looking at buying a new home and moving.
- Acceptable greenhouse designs: Joe Jordan suggested a committee could determine acceptable designs. Jeff Hester will chair the committee. Steve Wilkins, Gretchen Grotz, Julene Campbell and Doug Hampton volunteered to serve.

## **Old Business:**

- Entrance Signs: Jeff Hester reports that the stone company does not have the ordered 9x11 stone size. They do have a smaller 8x8 slab. Jeff would like to order the stone in the smaller size and the board agreed. Jeff suggests that he and helpers from Metro prepare the site and the sign be delivered in the next few weeks. Jeff would like to also obtain bids on either sand-blasting or steel lettering.

- Meeting Code of Conduct: Tabled until the October meeting.
- River access: Joe Jordan reports that the Guidebook is in progress. Joe hopes to have this document ready by the next meeting for review. Julene Campbell, Joe Jordan, and Dennis Jeffrey hiked several routes for public access points that do not cross private property. One possible access point is from the old meeting house on Alpine Dr. and down an existing staircase to the river. A survey will need to be done to make sure this is not on private property. Joe Jordan will attend the Metro meeting this week with their discovery. Graham Whitehead asked about additional NF access on the Mtn. side as well. Joe Jordan will look into it. Graham asked that ATV guidelines from the County be listed in the Guidebook as well.
  - Forest Service Road past Scott's Gate: Thanks to Dick Hamilton the Forest Service has agreed to let us break down the berms (by hand). Joe Jordan will ask the Forest Service if we can use heavy equipment for one day for this project. Doug Hampton volunteered his services. This is a public access and not accessible by ATV or motorcycles. Only snowmobiles in the winter.
  - Julene suggested a No Motorized Vehicle sign at the Red Ryder Circle Forest Service Rd. chain.
  - *Shawn and Joni Felts Stairway at 96 Alpine Dr. Unit 2, Lot 88. Julene Campbell made a motion to approve, Steve Wilkins 2nd. With unanimous approval.*

#### **New Business:**

- Discussion about MGO (Marijuana Growing Operations) in SJRV. Joe Jordan, Steve Wilkins and Julene Campbell met with county commissioner Michael Whiting. They discussed concerns about homes being converted to grow houses under the guise of "Medical" grow houses, health issues and depreciation of real estate in SJRV. Medical grow facilities are under state regulation and the County cannot supersede State law. Joe suggests posting the study of health effects with renters, property owners and on the website. There are also concerns about waste by-products. Dick Ray has begun researching the effects.
- Bear education, strategy and fines for non-secured trash: The POA would like to have NO bear/wildlife trash incidents. Post awareness in the Guidebook and a letter in the Metro mailing. Strategy ....increased signage about bear activity along with bear-resistant trash cans and fines for non-secured trash. All owners should note the property address, photo-report the incident and send to any board member for action. *Effective March 15, 2015 all owners must have a secured trash can. There will be a notice sent by phone, email or letter for the first 2 violations. The 3<sup>rd</sup> violation will have a \$50.00 fine and the 4<sup>th</sup> violation will have a \$100.00 fine per incident. Joe Jordan made a motion to have the fine system in place by March 15, 2015. Julene Campbell 2<sup>nd</sup> with unanimous approval.*

- POA/Metro scope of services: There was a discussion about POA control over parks and recreation and Metro's scope of services. Finding common ground between the two entities is the intent of this ongoing discussion.

**Meeting adjourned:** 8:54 PM. Steve Wilkins motioned, Dick Ray 2<sup>nd</sup>. With unanimous approved.

Respectfully submitted,

Julene Campbell, POA-Secretary

Kathy Wadenpfehl, Recording Secretary