

SAN JUAN RIVER VILLAGE POA  
NOVEMBER 11, 2014 AT 6:30PM  
ROSS ARAGON COMMUNITY CENTER, EAST ROOM

**Meeting Called to Order: 6:36 p.m.**

**Attendance:** Board Members : Present were Steve Wilkins, Jeff Hester; by phone Joe Jordan; Julene Campbell, Dick Ray. Present; Kathy Wadenpfuhl, recording secretary.

**Guests:** Present: Leroy and Mary Knopfle, by phone: Brian Sinnott and Jim Miller.

**Minutes from October 14, 2014:** Motion to accept minutes made by Jeff Hester, 2nd by Dick Ray; All approved.

**Financials:**

- Review: July Financials. Dick Ray reported the Balances. POA is running 48% for the year. Steve Wilkins suggested that the few that owe, the POA should continue the protocol set forth in the Rules and Regs for collection. Dick Ray said that he would call to find out the legal steps of filing liens. Jeff Hester made motion to accept the July financials, Steve Wilkins 2nd, all approved.
- Review 2015 draft Budget. Dick Ray presented.

Steve Wilkins questioned about the 'rent' portion of the budget. What it is for? Also, a question about utilities on the skunk house. Just to double-check that the POA is not being charged for anything there. Dick Ray will call about these things as well. Discussion about paying utilities on the aerator and why Metro is not paying for it. Julene Campbell also mentioned the Skywerx connection

Steve suggested that the POA continue on with plans with the kiosks after the signage is finished. Joe asked that the plans for the kiosks be posted on the website and ask for feedback from the neighborhood.

Steve Wilkins suggested creating a line item budget for the 2015 budget, for rewarding homeowners for remodels, landscaping, etc...

Julene Campbell made the suggestion to post the 2015 budget on line for feedback before the Board approves. Board will table this until Dec. 2014 meeting

**Architecture Committee:**

- Variance at 61 Heidi Circle. Existing home. Improvements were built because the property lines were in the wrong place when the improvements were made. The Board is willing to correct variance of the property lines. Jeff Hester feels like the variance is justified. Jeff made the motion to accept the variance at 61 Heidi Circle. Steve

Wilkins 2nd as long as the Board uses the wording that the homeowners' lawyer suggested. All approved.

**Old Business:**

- Conduct of Meetings Policy. – Steve Wilkins made motion to accept the new Conduct of Meeting Policy. Jeff Hester 2nd. All approved.
- Entrance Signs. Discussion about the color was discussed. Jeff Hester made motion to do the lettering all black, mtns black, but the river blue, Steve Wilkins 2nd. All approved. Jeff Hester reported all expenses thus far on the installation of the slabs, the steelwork. The lighting is still an expenditure but Jeff reported that that will not be very expensive. Also, landscaping and how to power the lighting. Jeff Hester is checking with La Plata. Steve Wilkins asked if solar power might be practical and wanted to get opinions from Board about that issue. Steve will continue to research the solar power for the signs.

**New Business:**

- **Neighborhood access points.** - Steve Wilkins reported that the POA maybe does not want to make any decisions on easements. All of the property easements were given to the Metro. The Board will consult with the POA's attorney about a request from the Metro district about signing a quit claim deed to river access points. Steve Wilkins will suggest to Metro, the following; In exchange for a quick-claim deed, a document from Metro stating that the POA will make the decisions on the common areas in the interest of all property owners.

Jeff Hester made motion to have the POA attorney create a document stating POA has control of common areas. Steve Wilkins 2nd. All approved.

Steve Wilkins will present this to the Metro this week. Julene Campbell will incorporate questions for the attorney in writing.

Steve Wilkins had a comment from a homeowner about the Mtn access points. Steve would like to see that the Mtn side access points be marked as well and the homeowners and landowners be informed. Steve Wilkins would also like to see an access at the Nat'l Forest to have something like Scott's Gate put on the Mtn. side. Joe Jordan concurs and start the conversation with those owners involved. Steve spoke with Forest Service. They had no problem with it. But, a trail cannot be built. Steve Wilkins will head up this committee. Steve also wants to present this at the Metro meeting to make sure they do not object.

- US Forest Service access and fencing. - Joe Jordan said that Steve Wilkins walked the fence and 2 homeowners had cut their fences to gain access to the NF. Joe Jordan will speak in person with these homeowners. Joe will also speak with the Forest Service about the 2 access points that now exist.

**Meeting adjourned: 8:16 p.m. Steve Wilkins made motion to adjourn. Jeff Hester 2nd. All approved.**

**Julene Campbell, SJRV-POA Secretary**

**Kathy Wadenpfohl, Recording Secretary**