

SAN JUAN RIVER VILLAGE POA
DECEMBER 9, 2014 AT 6:30PM
ROSS ARAGON COMMUNITY CENTER, EAST ROOM

Meeting called to order: Joe Jordan called the meeting to order at 6:31 PM.

Attendance:

POA Board Members, Joe Jordan and Julene Campbell by phone. Present were Dick Ray, Steve Wilkins, Jeff Hester, Kathy Wadenpfohl, recording secretary. **Guests:** Rus and Bonnie Weathers.

Minutes from November 11, 2014: Julene Campbell wanted to make the change to add Kathy Wadenpfohl to the attendance. Also, J. Miller is Jim Miller. Jeff Hester made motion to accept with changes. Steve Wilkins. 2nd. All approved.

Financials:

- Review: November Financials. - Joe made motion to accept, Jeff 2nd, All approved.
- Review 2015 draft Budget. - Dick noted Electronic voting has been placed in the budget. Mailbox kiosks will be the next major capital expenditure. Capital investments have been prioritized and the money is in the budget for the kiosks with any additional monies coming from cash reserves. Julene Campbell reported that the Kiosks were voted on and approved by a previous POA Board. Jeff Hester made motion to approve the 2015 Budget, Steve Wilkins 2nd. All approved.

Architecture Committee:

- Jeff Hester reported that *Shawn and Vicki Goeckner*, Unit 1, Lot 16. 535 Harman Ave had to reinforce their deck for insurance purposes. Jeff told them that they did not need a variance.
- Jeff Hester suggested that a fee be charged for any issue that involves contacting the Attorney and filing fees. At present, none exists. The POA is losing money on individual issues. Steve Wilkins suggested that the Architectural Committee discuss it and come up with a fair fee, speak to the Attorney about it and report back in January.

Old Business:

- Entrance Signs. All metal cutting was done and lettering should be in next week. Bldg. permit and inspection approved by the county.

- Lighting for entrance signs. Jeff Hester suggests that the POA use solar lightning. Possibly only light the signs until midnight. Julene Campbell voiced a concern about light spillage but it was discussed that this should not be an issue with the lighting being considered.
- Update on fencing. Joe Jordan has been speaking with the neighbors affected and has made sure they understand the position of the POA about cutting the fence and or placing gates.
- Mountain side access points. Joe Jordan said the easements will be marked and the Board welcomes input on design. Bob Kimber would like to be involved in any discussion on this point since his property borders National Forest. Joe Jordan would like to have an exploratory conversation between the Board members and all involved property owners to look at all of the possibilities.
- **New Business:**
 - Discussion and update on Quit claim deed request but with no decision or vote - Steve Wilkins received 4 historical deed filings from the Metro attorney at 5 p.m. today and will forward these to the rest of the Board and the attorney. The Board will get the Attorney's input prior to any action. No action will be taken without public input.
 - Record Retention and the Inspection/Copying of Association Records. Dick reports that there are certain records that MUST be kept. He proposes making a Spread-sheet of these items to make sure that all documents are accounted for.

Meeting Adjourned: 7:34 p.m. Steve made motion to adjourn, Jeff 2nd, All approved.

Next meeting will be at 6:30 PM, January 13, 2015 at the Ross Aragon Community Center. East room.

Julene Campbell, SJRV-POA Secretary

Kathy Wadenpfohl, Recording Secretary