

San Juan River Village Property Owner's Association

Minutes-October 14, 2014

Meeting Called to Order: 6:30 p.m.

Attendance: Board Members: Joe Jordan, Jeff Hester, And Julene Campbell.

Guests: Shawn and Joni Felts, Jason Werby, Bonnie Weathers. By phone: Mary Knopfle.

Minutes from September 9, 2014: Joe Jordan made the motion to approve, Jeff Hester 2nd, with unanimous approval.

Financials:

- Review September financials, In Dick Ray's absence, Julene Campbell reported. Joe Jordan motioned to accept, Jeff Hester 2nd, with unanimous approval.
- 2015 Budget- Tabled until the November meeting due to Treasurer Dick Ray being out of town. Joe Jordan was asked by Dick Ray to see if there were any upcoming budget items he needs to add to the 2015 budget. Joe Jordan suggested budgeting for an electronic voting system. Informational signs/ Mailbox kiosks at the entrance. (In addition to SJRV subdivision signs). Plans will be posted to the Website. Jeff Hester will work on the pricing, estimated costs. Joe suggests that those be placed into the Budget.

Architectural committee:

- Acceptable greenhouse designs: Greenhouses fall under our current building guidelines. We need to add to the building guidelines concerning the particulars of greenhouse design. Jeff Hester, Julene Campbell and Annette Jeffrey will meet to discuss. Changes will be posted on Website so that the Board will have the info before the next meeting.
- POA to send plans to Metro for OK before approval of any structures due to utility placements: Julene Campbell is concerned about the delay in the timeline of asking approval from Metro. Joe Jordan proposed we send plans by email to Metro and request an answer in 48 hours. Motion for the proposal by Joe Jordan, Jeff Hester 2nd. With unanimous approval.

Old Business:

- Entrance Signs update: Entrance signs are marked for location. Jeff Hester reports that it will be under budget. The sign maker said our old design will not work. New design will be posted on the website.
- Cleaning day for Fred Harman staircase: Julene Campbell to schedule, post on the Website, asking for volunteers.
- Guidebook: What Jan Wittwer has written so far is great. It will be in a magazine format. It will be a professional publication, and an electronic version to send to rental agencies and renters. All trails and access points will be located and put onto a map.

New Business:

- Complaints about numerous trailers at 346 Swiss Village DR., Unit 1, Lot 92X. Homeowner Jason Werby stated that 2 of the trailers will be gone by this weekend. He owns 4 trailers and states they will be there all winter. The Board questioned whether Jason could put them on the back side of his property.....he responded that it is very muddy on the back side and is uphill and icy in the winter. Jason Werby said he will keep the trailers to a minimum and to trim the weeds. He is also planning to build a garage in the future but said the trailers would not be stored in them but would reduce the amount of equipment around his property.
- Markers for National Forest hiking access point on Harman Ave. Between lots 19 and 94.
- Whitehead property, 154 Tejas Place - Joe Jordan spoke with POA Attorney Tracy Cross on her opinion as to whether the POA board members should agree to a letter from Mr. And Mrs. Whitehead regarding their prescriptive easement concerns. Tracy cross provided the POA with her legal opinion regarding the letter, and that information has since been provided to Graham Whitehead with recommended next steps.

Meeting adjourned: 7:43 pm. Motion to adjourn by Joe Jordan, Julene Campbell, 2nd. With unanimous approval.

Julene Campbell, POA-Secretary
Kathy Wadenpfuhl, Recording Secretary