

**SAN JUAN RIVER VILLAGE PROPERTY OWNERS
ASSOCIATION**

SEPTEMBER 8, 2015 AT 6:30

ROSS ARAGON COMMUNITY CENTER, EAST ROOM

Meeting Called to order: Steve Wilkins, Board President, called the meeting to order at 6:34 p.m.

Attendance: Board members present : Steve Wilkins, President; Dick Ray, Treasurer; Jeff Hester, Member-at-Large; Julene Campbell, Secretary- by phone; Kathy Wadenpfehl, Recording Secretary

Residents present: Ibson Heiman, Sharilyn Heiman, Lesley Bouroughs, Bonnie Weathers, Russ Weathers, Janice Wittwer, and Robert K. Soniat. Brian Sinnott and Christine Sinnott-by phone.

Minutes from August 11, 2015. Dick Ray had a question about the Speed limit signs being on the priority list for the year. Jeff Hester made a motion to accept the minutes with revisions. Dick Ray 2nd. Julene Campbell said that she will add speed limit issue to the August 11 minutes. All approved.

Financials: August, 2015 - Dick Ray presented August financials. Dick Ray said he will be pursuing delinquent POA accounts. Jeff Hester made a motion to accept the Financials, Steve Wilkins 2nd. All approved.

Architectural committee: Jeff Hester - no new business

Old Business:

- Mailbox Kiosks - Jeff Hester has a meeting with Road and Bridge next week. A few problems but nothing that can't be solved. Jeff will be pursuing bids for the Kiosks. The Post Office is OK with the POA moving the mailboxes on both sides, Mountain and River.
- Revise fines for bear/wildlife garbage plan. Steve Wilkins is looking for ideas in solving this problem. Steve Wilkins asked if the POA should revise their fines. Or do they pay for a company to take on clean-up? Julene Campbell suggested a warning for the first offense. 2nd-phone call

and then a fine. And also educating the neighborhood about Bears. Dick Ray suggested that he and Julene Campbell work on the education of the community, with the help of Doug Purcell with DOW. Dick Ray would like to get something together for the next meeting.

- **New Business:**

- Creating a corrective deed that would transfer the roads, rights-of-way, and easements from the POA to the Metro in addition to all of the other assets that were transferred in 1991. Due to an oversight in the transfer the POA did not transfer all of the property to the Metro District in 1991. Robert Soniat who was present when this document was signed in 1991 stated that the roads, R/W and utility easements not getting transferred was most likely a mistake made by the attorneys at that time. Brian Sinnott who is on the discovery committee stated "That the Road Easements and Utility Easements should be transferred to Metro District. But the "recreational easements" should be retained by POA. It is logical that the originating documents would have transferred easements that are utility related to a Utility company (Metro) but it is a stretch to claim recreational easements would be managed by a Sewer and Water utility". Steve Wilkins suggested transferring roads, rights of ways and all easements to the Metro with a contract with the Metro stating no development along these easements would be done without POA approval. Steve wants to make sure that the easements are secured. There are some that object to the Metro obtaining the title to the river and pedestrian easement's. Jeff Hester made a motion to provide the attorney with the documents necessary for creating a deed that transfers roads, road rights of ways and utility easements of record to the Metro, specifically excluding 'strips of land' along river, pedestrian easements and access easements of Common areas. Dick Ray 2nd. Property owner input was positive. All approved.
- Fence along pedestrian easement between Unit 2, lots 111X and 109. Jeff Hester suggested defining the trails on all pedestrian easements to keep people off of private property. Jeff Hester explained that the trails should be treated however the homeowner adjacent to the easement wants the easement marked, whether it be a fence, tree's or a marked path made of mulch. Steve Wilkins proposes that the POA Board allocate monies to define all 4 easements. Jeff Hester proposes making the easements clear, marked, and easy to access from new surveys. Property owners should pay for their own surveys. Jeff made a motion to approve funding of up to \$1200.00 to define the easement next to Liz Fox's property. Dick 2nd. Input was positive. All approved. Julene Campbell raised the question

about liability and suggested getting advice from the POA attorney about recreational and pedestrian easements.

Board Vacancy. Robert Soniat volunteered to serve on the board. It is tabled until the next meeting.

Meeting adjourned: Steve Wilkins moved to adjourn at 9:10. Jeff Hester 2nd. All approved.

Respectfully submitted,

Julene Campbell, SJRV-POA Secretary

Kathy Wadenpfohl, Recording Secretary