

San Juan River Village Property Owners Association

October 12, 2015 at 6:30

Ross Aragon Community Center, East Room

Meeting Called to order: 6:40 p.m.

Attendance : Steve Wilkins, President; Dick Ray, Treasurer; Julene Campbell, Secretary; Jeff Hester, Member-at-Large

Residents: Brian Sinnott, by phone; Leslie Burroughs, by phone.

Minutes from September 8, 2015. Jeff Hester made a motion to accept minutes. Dick Ray, 2nd. All approved

Financials: 2016 Budget - Dick Ray presented. He reported the Balance. 60 % of this year's budget is still available. Jeff Hester made a motion to approve the Financials, Julene Campbell 2nd. All approved. Budget is looking good on cash for the year. Dick Ray presented a draft budget and wants the Board to look over before the next meeting.

Cash reserves were discussed. Steve Wilkins shared that he would like to see cash reserves match up with the spending. Or, if larger projects are expected, then keep the cash reserves. No decisions were made.

Steve wants to make sure that the POA has enough funds for the attorney to be able to clear up Title issues.

2016 Budget will be finalized in November and December.

Architectural committee: Jeff Hester - no new business

Old Business:

- Mailbox Kiosks – Jeff reported that plans are proceeding very well and are on budget. Lighting was discussed. Solar lighting will be used with battery back-up.

- Revise fines for bear/wildlife garbage plan. - No action yet. Tabled for another meeting.
- Due to an oversight in 1991 in the transfer of roads, rights of ways and easements the POA Attorney Tracy Cross presented us with a Corrective deed/Quit claim deed to correct the oversight. The Corrective deed would transfer roads, rights of ways and easements from POA to the Metro; then to have Metro transfer the rights of ways and easements back to the POA in a Quit Claim deed. Steve proposed that the quick-claim deed would be signed by the Metro first and then the Corrective deed would be signed by Steve Wilkins, President. Jeff Hester made a motion to allow Steve Wilkins, President, to sign the Corrective Deed as soon as the Metro has signed the Quick-Claim deed, all at the same time. One would not be valid without the other. Julene Campbell 2nd. All approved. Because Robert Soniat was on the board in 1991 and his signature is on the original deed Brian Sinnott recommended getting an affidavit from Robert Soniat stating the original intent of the POA was to transfer Roads and utility easements to the Metro.
- Board vacancy - Robert Soniat volunteered for the position. Steve said that he would like to see Robert place his name on the ballot at the Annual meeting. Jeff Hester made the motion to not accept Robert to the Board. Julene Campbell 2nd. All approved. Leslie Burroughs volunteered for the POA Board. The Board will place this decision on the Agenda for the next meeting.

New Business:

- Liability and Directors and Officers insurance - Julene Campbell investigated the costs of the general liability insurance. She found that American Family Insurance rate for D and O insurance plus general liability ins is \$790.00 per year. Jeff Hester made a motion to obtain general liability insurance and D and O Insurance from American Family Insurance. Dick Ray 2nd. All approved. The POA attorney highly recommended that the POA have general liability

insurance before the Corrective/Quick Claim deeds go into effect.

- Prescriptive easement concerns/Graham and Margaret Whitehead - Steve Wilkins presented the document from the Whiteheads stating that the POA will not seek a prescriptive easement on their property. Steve Wilkins recommended that the Board agree to sign the document. Jeff Hester made a motion for the President to sign the Whitehead letter. Julene Campbell 2nd. All approved.

Meeting adjourned: 7:54 p.m.

The Next POA meeting will be Tuesday November 10, 2015 at 6:30 at the Ross Aragon Community Center