

**SAN JUAN RIVER VILLAGE PROPERTY OWNERS  
ASSOCIATION**

**AUGUST 9, 2016 AT 6:30**

**ROSS ARAGON COMMUNITY CENTER, EAST ROOM**

**Meeting Called to order:** Steve Wilkins called the meeting to order at 6:40p.m.

**Attendance :** Board Members: Steve Wilkins, Jeff Hester, Julene Campbell.

**Residents present:** Graham Whitehead, Dieterichs Chad.

**Election of officers:** Julene Campbell nominated Steve Wilkins for President, Jeff Hester 2nd. Steve Wilkins nominated Jeff Hester, 2nd by Julene Campbell. Steve Wilkins nominated Julene Campbell for Secretary, Jeff Hester 2nd. Steve Wilkins nominated Dick Ray for Treasurer, Julene Campbell 2nd. All were unanimously approved.

**Minutes from July 12, 2016.** Steve Wilkins made a motion to accept the minutes as received. Jeff Hester 2nd. All approved.

**Financials:**

- July 2016 financials – Tabled until the September meeting.

**Architectural committee:**

- Greenhouse: 348 Alpine Dr. Unit 2, Lot 24-Jeff Hester presented the plans to the Board. Discussion. The structure is within the setbacks and will match the home with siding. Jeff Hester will check with the homeowner on the roofing. Julene Campbell made a motion to accept the greenhouse plans. Steve Wilkins 2nd. All approved.
- Deck addition: 108 Red Ryder Circle, Unit 2, Lot 107 - Tabled for now.

## **Old Business:**

- Aspen Lake – (Belongs to Metro). Graham Whitehead wanted to know if an annual maintenance could be done to improve the appearance of the lake. Jeff Hester suggested that the POA Board come up with reasonable annual maintenance and place this into the budget for 2017 Budget under beautification. Steve Wilkins said that he would talk to Metro board this week to see if they would share in some of the expense.
- Landscaping around signs – Julene Campbell will get the weed blocker and meet with Jeff Hester to lay it down in the proper design. Jeff Hester will call Carrie Wienckowski to start securing plants to be planted in the fall.
- River/easement title- Steve Wilkins will seek advice from an experienced Attorney on where to begin settling the quiet title issue.
- Covenants and restriction violation form on the Website. Steve Wilkins made a motion to approach our web designer to add the form to the website. Vote will be tabled until next meeting to first determine the cost.

## **New Business:**

- Tall weed complaint at: 448 Alpine Dr. Unit 2, Lot 18. Julene Campbell will call the real estate agent and send an email to the property owner.
- Graham Whitehead brought up that the POA fence on 176 Tejas Place, Unit 1, lot 8X2 has been cut by the homeowner and is in need of repair because it is causing the fence to be weak and could cause further damage. Steve Wilkins suggested adding it into the fence maintenance in the coming budget.

- Pedestrian Easement issue: The owners at 12 Bridge Dr. Unit 2, lot 83x, would like to exchange the current pedestrian easement on their property to another location.

**Meeting adjourned:** Steve adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Julene Campbell, Secretary

Kathy Wadenpfohl, Recording Secretary

**The next monthly POA meeting is: Tuesday September 13, 2016 at 6:30 at the Ross Aragon Community Center, East room. 451 Hot Springs Blvd.**