

**SAN JUAN RIVER VILLAGE PROPERTY OWNERS
ASSOCIATION NOVEMBER 9, 2016 AT 6:30
ROSS ARAGON COMMUNITY CENTER, EAST ROOM**

Meeting Called to order: Steve Wilkins called the meeting to order at 6:33 PM.

Attendance: Board Members, Present were Steve Wilkins, Jeff Hester. By phone: Dick Ray and Julene Campbell.

Homeowners: Present were Shaun and Joni Felts, Bonnie Weathers, Eddie Keyes III, Edward Keyes Jr and Dan Fiedler. By Phone: Brian Sinnott.

Minutes from September 12, 2016: Steve Wilkins made a motion to accept the minutes as written. Jeff Hester 2nd, all approved.

Financials:

- September 2016 and October 2016 financials. Jeff Hester made a motion to accept the September and October financials, Julene Campbell 2nd. All approved.
- Review draft budget for 2017. Budget discussion included adding \$2500 to the kiosk lighting, \$500 for Aspen pond cleanup and \$15,000. for future attorney fees to clear up the title to the river easement.

Architectural committee: Jeff Hester, Architectural Chairman.

- Owners of 316 Alpine Dr. Unit 2, Lots 25 and 26 have placed a portable storage unit on their lot without A/C approval. A certified letter was sent to the homeowners but was sent to the wrong address. It was resent but we have not had a reply. Julene Campbell will send a follow up letter requesting an ILC showing that the shed is within the setbacks of the property.
- 51 Little Beaver Pl. Unit 2 lot , Setback questions from potential buyers. Real Estate agents for the buyers Eddie Keyes III and Edward

Keyes Jr along with Dan Fiedler, attorney for the buyers requested a certificate of variance in arrears. In 2001 a variance of 17 feet was needed for the front SW corner of the house. A variance was not asked for nor issued at the time. Jeff Hester made a motion to grant a 17 foot variance on the SW corner of the property to correct. Julene Campbell 2nd, all approved.

Old Business:

- River easement title. We need at least \$30,000. for legal fees to pursue the title. Tabled.
- Landscaping around entrance signs. Jeff Hester is working on getting the rocks and dirt in before the snow arrives.

New Business:

- Contract with Johnathan Montoya for fence maintenance. Steve Wilkins made a motion to accept Johnathan Montoya's bid for fence maintenance. Jeff Hester 2nd. all approved.
- Deck built at 31 Harebell Dr, Unit 2, Lot 52 without POA approval. Julene Campbell will send a letter to the homeowner asking that they provide an ILC showing that the deck was built on their setback and to contact Jeff Hester with questions.

Meeting adjourned: 7:22 PM

Respectfully submitted,

Julene Campbell, SJRV-POA Secretary

The next scheduled meeting will be December 13, 2016 at 6:30 at the Ross Aragon Community center, east room