

San Juan River Village POA Meeting

March 14, 2017

Ross Aragon Community center, East room

Meeting Called to order: Steve Wilkins, President, called the meeting to order at 6:30 pm

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

Homeowners: None present

Minutes from February 14, 2017 Jeff Hester made a motion to accept the minutes as written, Dick Ray, 2nd. All approved.

Financials:

- January and February 2017 financials: Dick Ray reported that the POA is within the budget. Dick Ray will check with Lisa Quiller, POA bookkeeper, to see who has not paid dues. Jeff Hester made a motion to approve the financials for January and February. Steve Wilkins 2nd. All approved.

Architectural committee: Jeff Hester, Architectural Chairman.

- No new business.

Old Business:

- Owners of 316 Alpine Dr. Unit 2, Lots 25 and 26 have placed a portable storage unit on their lot without A/C approval. Certified letter sent in November and received. The Board has not been answered about this. Steve Wilkins asked Julene Campbell to send another Certified letter to the owners. Julene will do this task with the help of Tracy Cross, POA Attorney.
- Deck built at 31 Harebell Dr, Unit 2, Lot 52 without POA approval. Certified letter sent in November and received. Owner has contacted Jeff Hester and states he has a current ILC and would like to meet with him. Tabled until April.

New Business:

- Garbage at short term rental units: There is a garbage problem at the townhouses at 517 Alpine Dr, Unit: 2 Lot: 35. Complaints are too many renters, too much noise, and too much garbage not being taken care of. Steve Wilkins conjectured writing a new covenant restricting the number of renters, which would require a 67% yes vote of the POA lot owners. Discussion followed with the Board about solutions. Jeff Hester suggested putting this on next meeting's agenda. Also, contacting Tracy Cross, the POA Attorney about possible solutions.
- Suggestion was made about a Renter's Code of Conduct.
- Receipt of letter from Zoe Saabye about chemical sensitivity. Steve Wilkins wanted to make sure that the Board knew the importance of this issue. The Metro is responsible for spraying.
- We received 2 complaints about the debris on the lot at 109 Little Beaver Place. Unit: 2, Lot: 94. The property is unsightly and needs to be cleaned up. This will be put on next month's agenda.
- **Meeting adjourned:** Steve adjourned the meeting at 7:19 pm.

**The next scheduled meeting will be Tuesday April 11, 2017
at 6:30 at the Ross Aragon Community center, east
room**