

San Juan River Village Metropolitan District
Special Meeting Minutes

March 14, 2017

The meeting was called to order at 7:33 pm by Carrie Wienckowski, President (via phone). The directors present were Dennis Jeffrey, Steve Wilkins and Bill Wittwer (via phone). Homeowner, Jeff Hester, was also present. Cynthia Purcell, District Manager, took minutes.

Other Business:

The board reviewed the agreement prepared by Jeff Driscoll, attorney, outlining the terms for the deconsolidation of Jeff Hester's lots. The terms were for Jeff Hester to relinquish the paid tap fees on the lot to be deconsolidated in exchange for not paying the back infrastructure fees, as long as the back fees didn't exceed the price of the current tap fees. Jeff Hester was not comfortable with the indemnification language included in the agreement. Steve moved to strike the indemnification language from the agreement and add a stipulation that the infrastructure fee of \$80 would commence once the lots have been deconsolidated, whether the lot was sold or not; also to approve the execution of the agreement, if acceptable to Jeff Hester. Dennis seconded and the motion carried.

The board discussed the offer made to purchase Lot 14 in Unit 2. Concern was expressed from property owners in the neighborhood to several of the board members that an appraisal be conducted to ensure a fair price is obtained for the lot. Dennis moved to spend up to \$500 to obtain an appraisal for the lot. Bill seconded and the motion carried. Cynthia will contact an appraiser.

There being no other business, Dennis moved to adjourn the meeting at 8:02pm. Bill seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager