

San Juan River Village Property Owner's Association

Minutes-April 11, 2017

Meeting Called to Order: Steve Wilkins called the meeting to order at 6:34 p.m.

Attendance: Board Members- Steve Wilkins, President; Jeff Hester. Julene Campbell, by phone.

Homeowners: Carmen Pistillo, by phone.

Minutes from March 14: Jeff Hester made a motion to approve the minutes as written. Steve Wilkins 2nd. All approved.

Financials: *With Dick Ray unable to attend, he emailed the Board the information to date. The Budget is in good shape and the Board members present tonight all agreed that discussion on how to spend the money should be tabled until the next meeting when Dick Ray is present.*

Architectural committee: Jeff Hester, Architectural Chairman, presented the following:

- Harm Kraai - 182 Swiss Village Dr, lot160X, Unit 2 - applied for a small entry porch addition and a deck at the rear of the house. The existing house is encroaching on the front setback. *Jeff Hester wants the Board to look at this and vote on the request at the next meeting.*
- William Woods - 340 Red Ryder Circle, Lot 123, Unit 2 - Applied for a deck permit to the rear of the house. *The ILC shows the deck to be build inside their setbacks. Jeff Hester just received the ILC so he would like more time to look over it. The board agreed to table this until the next meeting.*
- Jeff Hester - 53 Bear Mountain Pl. Lot 114X2, Unit 1 - application for greenhouse and water cistern. *Jeff Hester presented his construction plan to the Board and answered questions from Steve Wilkins. Jeff Hester will make sure that the water cistern is not seen from the road. Not everyone on the Architectural Committee has responded to Jeff's drawing so this will be tabled until the next meeting.*

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. They have responded to Jeff Hester. *A/C chair. Jeff states that he has spoken to the owner and she will get an ILC and the Storage Unit is on skids. It is possible to move it but communication with the owner will be delayed until they are in town.*
- Deck built at 31 Harebell Dr, Unit 2, Lot 52 without POA approval. Certified letter sent in November and received. Owner has responded with an ILC showing that he has built the deck entirely off his property and in the river corridor. There is also an existing shed that was also built in the river corridor and in the right-of-way. *Jeff Hester wants to research when the storage building was built. The owner would like to cooperate with the Board on the oversight. Steve Wilkins suggested that a letter be written to the owner. Julene Campbell will draft a letter and will send out to the board for review.*
- 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 and Julene discussed sending a letter to the owner stating the neighbor's complaints and what their solutions to these complaints will be.
- We received 2 complaints about the debris on lot 109 Little Beaver Place. Lot 94, Unit 2. The property is unsightly and need to be cleaned up. Jeff Hester spoke with the owner, who has been ill. He will take care of the clean-up as *soon as possible.*

New Business:

The Board is investigating the feasibility of creating a 'code of conduct for rental properties' addition to our C&R's to reduce their impact on the neighborhood. Steve Wilkins made a motion to contact our attorney Tracy Cross to explore legal ways to change our Covenants and Restrictions and create this code of conduct for rental homes in SJRV. Jeff Hester 2nd. All Approved.

Meeting adjourned: Steve adjourned the meeting at 7:30 p.m.

The next scheduled meeting will be Tuesday, May 9, 2017 at 6:30 p.m. at the Ross Aragon Community Center, East Room.

Respectfully submitted,

Julene Campbell, POA-Secretary
Kathy Wadenpfehl, Recording Secretary