

# San Juan River Village Property Owner's Association

## Minutes-May 9, 2017

**Meeting Called to Order:** Steve Wilkins called the meeting to order at 6:35 p.m.

**Attendance: Board Members-** Present: Steve Wilkins, President; Jeff Hester. Dick Ray and Julene Campbell, by phone.

**Homeowners:** Present: Jason Judd, Shawn and Joni Felts, Bonnie Weathers, Lesley Burroughs, Christine Sinnott, Ronald Seibel, Robert Beecham, Duke Eggleston (legal council for the Beecham's), Brad Asti (Architect for the Beecham's). By phone: Vicky-Lopez Beecham, Brian Sinnott

**Minutes from April 11:** Jeff Hester made a motion to approve the minutes as written. Julene Campbell 2nd. All approved.

**Financials:** Jeff Hester made a motion to accept the March and April 2017 financials, Julene Campbell 2nd. All approved.

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

- The SJRV-POA Board voted unanimously via email to the de-consolidation of lot 114X3 to create lots 114X3Z1 and 114X3Z2.
- 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 made a motion to approve the rear deck. Julene Campbell 2nd. All approved. The request for an addition to the entry porch was denied due to the existing encroachment.
- Jeff Hester - 53 Bear Mountain Pl. Lot 114X2, Unit 1 - application for greenhouse and water cistern. Julene Campbell made a motion to accept the greenhouse and water cistern. Steve Wilkins 2nd. All approved.
- Variance request for a new home construction at 39 Harebell Dr. Unit 2, Lot 51. Lot owners Robert and Vicky Beecham, their Architect Brad Asti and their Attorney Duke Eggleston stated their case as to why they should be given a variance. Steve Wilkins made the suggestion that they return to the June meeting with a compromised plan. Tabled until June.

### 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. Tabled until June.*
- 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. Jeff Hester made a motion to send a letter to the owners asking them to remove the deck.
- 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. Julene Campbell will send a letter to the homeowner/landlord.
- 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. Steve Wilkins made a motion to send a letter to the owner giving them 60 days to clean up their lot. Jeff Hester 2nd. All approved.

### **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. There was a discussion about forming a committee between residents who do not rent their home and owners who do to come up with a plan of action that would satisfy all parties. With the possibility of changing the C & Rs. Attorney Tracy Cross suggested updating the C & Rs to make them more current for our neighborhood.

**Meeting adjourned:** Steve adjourned the meeting at 9:04 p.m.

**The next scheduled meeting will be Tuesday, June 13, 2017 at 6:30 p.m. at the Ross Aragon Community Center, East Room.**

Respectfully submitted,

Julene Campbell, SJRV-POA Secretary