

San Juan River Village POA Meeting

October 10, 2017

Ross Aragon Community Center, East room, 6:30 PM

Meeting Called to order: 6:33 PM, Steve Wilkins called the Board into a private session at 6:38 to discuss the quiet title action suit filed by Robert and Vicky Beecham at 39 Harebell Dr. Unit 2, Lot 51. Regular meeting resumed at 6:43 PM.

Attendance: Board Members: Present were: Steve Wilkins, Jeff Hester, Bill Woods, Julene Campbell.

Homeowners: Present were: Bonnie Weathers, Shawn and Joni Felts, Tom and Pam Schoemig.

Minutes from September 12, 2017: Jeff Hester made a motion to accept the minutes as written. Steve Wilkins 2nd, all approved

Financials: Jeff Hester made a motion to accept the September minutes. Steve Wilkins 2nd, all approved.

Architectural committee: Jeff Hester, Architectural Chairman.

- New construction application at Unit 1, Lot 114X3Z2, Bear Mountain PL. Julene Campbell made a motion to accept the plans pending an ILC showing the home will be built within the setbacks and would not require a variance. Steve Wilkins 2nd, all approved.
- Owners at 615 Harman asked for approval to replace an existing fence. Jeff Hester approved the fence design.

Old Business:

- Gordon and Kathy Graves inquired about stabilizing the river bank behind their property at 62 Red Ryder Circle, Unit 2, Lot 104 to prevent further erosion. Steve Wilkins made a motion to approve the stabilization subject to approval of material and placement. Jeff Hester 2nd, all approved.

- Update: Owners of 316 Alpine Dr. Unit 2, Lots 25 and 26 have placed a portable storage shed without the proper application document. The owners have given Jeff Hester all the required documents and the shed was approved by the A/C.
- Update: 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. Jeff Hester contacted the fire marshal and there are limits on the amount of people can be in a home. He also discussed with John Shepard at the county that there was an ordinance passed in 2012 restricting short term rentals. Julene could not find the document at the county. Jeff will contact John Shepard again and get clarification.
- Complaint about piles of building/debris at 64 Elk Ridge Pl. Unit 1, Lot 97/98. Julene Campbell will write a letter.
- Fencing, Contact Johnathan Montoya for solutions and pricing. Tabled until May 2018.
- Hiring a business/compliance manager to assist the board in administering the C & R's and ordinances. Jeff Hester made a motion to hire Kathy Wadenpfohl to correspond with owners under the direction of the POA board, including but not limited to complaints, fines etc. Steve Wilkins 2nd, all approved.

New Business:

- Resignation of Lesley Burroughs, POA Secretary, resigned from the POA board effective immediately.
- Update website so owners can update their emergency contact information. Jeff Hester made a motion to hire a website designer to develop and implement this to our website.
- Construction debris complaint at 729 Harman Ave. Julene Campbell will write a letter to the owners.
- Tom and Pam Schoemig talked to the board about their property being grandfathered in as a Bed and Breakfast

business. Board agreed to talk to POA Attorney, Tracy Cross about a solution.

Meeting Adjourned: 7:44 PM

Respectfully submitted,

Julene Campbell, POA Vice President.