

San Juan River Village POA Minutes

November 14, 2017

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

Meeting Called to order: 6:35 p.m.

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

Homeowners: Steve VanHorn, representing Joe Jordan. By phone: Carmen Pistillo.

Minutes from October 10, 2017: Jeff Hester made a motion to approve the October minutes, Bill Woods 2nd. All approved.

Financials: October 2017- Bill Woods presented the latest financials. Bill will work on the 2018 Budget for the December meeting. Accomplishment list for 2018: quiet title action finished, landscaping around signs finished, possibly contribute to Metro's meeting hall building plans. Steve Wilkins made a motion to accept the Financials. Jeff Hester 2nd. All approved.

Architectural committee: Jeff Hester, Architectural Chairman. No new business.

Old Business:

- Complaint about piles of building debris at 64 Elk Ridge Pl. Unit 1, Lot 97/98. Julene Campbell has sent a certified letter. Tabled until December.
- Construction debris complaint at 729 Harman Ave. Julene Campbell sent a certified letter to these owners. As of this today, the debris has not been removed.
- Robert and Vicky Beecham at 39 Harebell Dr. Unit 2, Lot51. Update. Steve Wilkins read the update email from Attorney Tracy. Defendants are being served. Another update in December.
- Tom and Pam Schoemig, 19 Swiss Village Dr. Unit 1, Lot164X, request for business exemption for “Be Our Guest” B and B. Response from POA attorney, Tracy Cross. This lot has had an ongoing business from the beginning. The only business allowed is a Bed and Breakfast limited to 5 guest rooms. This does not waive or amend the provisions of the Protective Covenants with regards to any other property. Bill Woods read the resolution. Jeff Hester made a motion to sign the resolution. Steve Wilkins 2nd. All approved. Steve Wilkins will sign and mail to them and file with the county.

- Website update. Steve Wilkins has been working with the WebMaster. Changes made will allow homeowners to update their own personal information. Homeowners will be able to list up to 5 caretakers and/or neighbors/family of the property.
- Discuss with Kathy Wadenpfuhl her role in assisting the board in administering the C&R's, ordinances and fines. Steve Wilkins and Bill Wilkins will help with the Spreadsheet and Julene Campbell will help with 'form' letters.
- Fine structure for trash. Tabled.

New Business

- Steve Vanhorn addressed the board representing Joe and Chantelle Jordan regarding 27 Hidden Island Place. Lot 153X : Unit 2

Mr Vanhorn gave a brief history of the property. In 2001 Michael Allen purchased all 14 of the lots on hidden island. At that time he made agreements with the SJRV Metro district and the POA to consolidate all the lots into one lot and build one single family home on it. The road called "Hidden Island Place" which was never built was no longer needed since the entire island was now one property. The Metro and the POA agreed to vacate the road. Mr Allen worked with

Archuleta County to consolidate the lots into one lot. He believed that he had done everything necessary to vacate the roadway for "Hidden Island Place" so that the property would revert to him as the only landowner on the island.

In 2016 Joe and Chantelle Jordan purchased the property and as part of their closing realized that the road had not been officially vacated. One of the requirements of the sale was that the previous owner would complete the vacation of the road. Steve Vanhorn was hired by the sellers to oversee the process of vacating the road with Archuleta County.

Archuleta County is requiring that the property be replatted to officially vacate the road "Hidden Island Place". In conjunction with re-platting the property Archuleta County is requiring that the SJRV POA sign a quit-claim-deed for the vacated road.

The current survey shows that the bridge to hidden island is located partially out of the roadway easement so the County is requiring an easement from the POA to the Jordan's to allow the bridge to stay where it is.

Also regarding the bridge, the county is requiring that Joe and Chantelle Jordan grant an access easement to the SJRV property owners to allow access to the river corridor at the Jordan's bridge.

The Board will have the SJRV-POA attorney look the documents presented by Mr Vanhorn and Steve Wilkins will send a PDF of the re-plat to Steve Vanhorn and Steve Wilkins will distribute through email.

Julene Campbell made a motion to have Tracy Cross
POA Attorney look over the paperwork. Steve Wilkins
2nd. All approved.

Meeting Adjourned: 7:42 p.m.