

San Juan River Village P.O.A.

Minutes December 12, 2017

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

Meeting Called to Order: Steve Wilkins called the meeting to order at 6:33 p.m.

Attendance: Board Members: Present: Steve Wilkins, President; Jeff Hester, Bill Woods, Treasurer; By Phone: Julene Campbell, Vice President.

Homeowners: N/A

Minutes from November 14, 2017: Steve Wilkins amended the minutes on issue to re-plat 27 Hidden Island Pl, Lot 153X, Unit 2.. The Board will read the minutes before the January to see if they meet with their approval.

Financials: November 2017, Jeff Hester made a motion to approve the Treasurer's Report for November, Steve Wilkins 2nd. All approved.

The Annual 2018 Budget- Bill Woods gave a summary of the existing 2018 Budget. The POA will budget \$200.00 for the pond Fish. Donations are taken for the River Fish stocking but the Board will discuss it also being a line item as well.

Mailbox/Kiosk Building maintenance has been designated as a line item and budgeted.

Jeff Hester requested that the POA budget \$1000.00 for the fencing next year to cover repairs. Johnathan Montoya still needs to be paid for his servicing of the fence in 2017. Bill Woods will call Johnathan Montoya to request his bill and make sure he gets paid for 2017.

Legal Fees to clear up River Title.

Changes to charges in survey fees will be discussed in January.

Rental will go up for the Meeting room at the Community Center slightly. Bill Woods will account for the slight change.

The Board accomplished cleaning up and organizing of the 2018 Annual Budget. A vote will be taken by email.

12-18-17 - By email, Steve Wilkins made a motion to accept the amended Budget for the year 2018. Bill Woods, 2nd. A unanimous approval vote was received by email.

Architectural committee: Jeff Hester, Architectural Chairman.

Old Business:

- Complaint about piles of building/debris at 64 Elk Ridge Pl. Unit 1, Lot 97/98. Julene Campbell will write a letter.-Julene sent a certified letter. She will be back on Dec. 22 to see what the next step to be. This is tabled until January.
- Construction debris complaint at 729 Harman Ave. Julene Campbell will write a letter to the owners. Julene sent out a Certified Letter. This is tabled until January.
- Robert and Vicky Beecham at 39 Harebell Dr. Unit 2, Lot 51. Steve said that there was no update to report.
- Website update. Steve said that it is ready. Steve will advertise for POA Residents to enter data.
- Update from Tracy Cross on Joe and Chantelle's request for a "Grant of Easement" for Unit 2, Lot 166 and 131 Hidden Island Place, Unit 2, Lot: 153X Steve Wilkins reported what documents will be required. Steve, being advised by Tracy Cross, said that this will go to the County first.

New Business:

- Dark sky ordinance- Steve Wilkins is looking into writing an ordinance that mimics Archuleta County's Dark Sky ordinance. This is tabled until January.

Meeting Adjourned: Steve Wilkins adjourned the meeting at 8:08 p.m.

Submitted Respectfully,

Julene Campbell, Vice President

Kathy Wadenpfuhl, Recording Secretary