

San Juan River Village POA Minutes

June 12, 2018

Ross Aragon Community Center, East room

6:30 PM

Meeting Called to order: Meeting moved to another room. East Room was locked. Steve Wilkins brought the meeting to order 6:42 p.m.

Attendance: Board Members: Present. Steve Wilkins, President; Bill Woods, Treasurer; Julene Campbell, Vice-President; Jeff Hester, Architectural Committee.

Homeowners: Bonnie Weathers

Minutes from May 8, 2018: Jeff Hester moved to accept the minutes, Steve Wilkins 2nd, All approved.

Financials: May 2018. Jeff Hester reports that the fencing next to the National Forest is almost completed or entirely completed. Bill Woods says that the POA does have expenses coming up. Legal fees were under budget.

Discussion about replacing bookkeeper Lisa Quiller. She is leaving the Peggy Cotton PA. soon. Steve Wilkins asked if Louise Woods CPA, would be interested in taking over this responsibility. Bill Woods will put together a proposal for the next meeting.

Architectural committee: Jeff Hester, Architectural Chairman.

- Portable storage shed at Unit 1, Lot 132X, 85 Harman Ave. Was approved by the Architectural Committee.
- Addition to existing storage shed at Unit 2, Lot 56X, 135 Monkshood Dr. Jeff Hester needs a site plan. He has tried contacting the owners about this. No communication as of yet.
- Jeff Hester mentioned that he has two other requests that came in right before the meeting. These can probably be dealt with by email with the Board.

New Business:

- Form violation letters - Julene Campbell will send the most recent forms.

Old Business:

- Quiet title action by the Beecham's at Unit 2, Lot 51. 39 Harebell Dr. The board received a letter from the Beecham's attorney stating they were withdrawing the quiet title action initiated against the SJRV POA and Archuleta County. Waiting on the County Attorney's office to complete the closure of the quiet title.
- Complaint about piles of building/debris at 64 Elk Ridge Pl. Unit 1, Lot 97/98. A second letter will be sent with the fine schedule. Bill Woods will take them the certified letter again. The Board defined a 'junk' car as a vehicle that does not have a current registration tag and is not parked on a paved or

graveled driveway. A form letter will be prepared by Julene Campbell for this infraction.

- Dark sky ordinance: Steve Wilkins would like help in writing this ordinance directly for the SJRV-POA. Julene Campbell offered to help. Jeff Hester suggested that offenders be identified and letters be sent.
- Spring cleanup of properties and notifications. The Board will identify properties needing cleanup. Letters will be sent along with photos.

Meeting Adjourned: at 7:24 p.m.

Respectfully submitted,

Julene Campbell, Vice President

Kathy Wadenpfehl, Recording Secretary