

San Juan River Village POA Minutes
August 15, 2018
Ross Aragon Community Center, East room
6:30 PM

Meeting Called to order: 6:37 p.m.

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

Nominations for Officers: Julene Campbell nominated Steve Wilkins for President, Jeff Hester 2nd, All approved. Steve Wilkins nominated Bill Woods for Treasurer, Jeff Hester 2nd, All Approved. Steve Wilkins nominated Julene Campbell for Secretary and Vice-President, Jeff Hester 2nd, all approved. Carmen Pistillo and Jeff Hester were also elected to the Board.

Homeowners: Doug Hampton, Gordon Graves and Bonnie Weathers.

Minutes from July 10, 2018: Jeff Hester made a motion that minutes be accepted as printed, Steve Wilkins 2nd, all approved.

Treasurer's Report: Bill Woods reported, Julene Campbell commented that the new financial report from Louise Woods was very clear and concise. Steve Wilkins made a motion to accept the treasurer's report, Jeff Hester 2nd, all approved.

Architectural committee: Jeff Hester, Architectural Chairman.

-Pond installation inquiry for 151 Red Ryder Circle, Unit 2, lot 147X. Information is that it will have a liner and aerator. For now, the homeowners

are on hold. Doug Hampton said that the State has approved the pond because it was not deep enough to hit ground water.

-Permit extension for 73 Little Beaver Pl. Unit 2, Lot 95. Builder also changed from original permit issued August 6, 2017- Builder has changed but the home plans have not. Steve Wilkins made a motion to extend the permit, Julene Campbell 2nd, all approved.

-Steve suggested that the owner-contractor agreement be changed to address the builders amount of cars, equipment, and port-a-potty on building site. The Board agrees with this suggestion.

-Variance request for Unit 2, Lot 107. 108 Red Ryder Circle. Jeff Hester presented the plans for an addition to this existing home and presented to the Board. The house was built in 1987 on the north property line. Due to a surveying error the house is at an angle. The addition would be adding 800 sq. ft to the front of the house. A 9 inch variance is requested to keep the house in line with the existing structure. Neighbors on all sides of the property have given written permission for the 9 inch variance. Jeff Hester suggests that the drawings be approved as long as the plans presented by Doug Hampton, will not change. Jeff Hester make a motion to approve the 9 inch variance, Steve Wilkins 2nd. All approved. Jeff Hester made a motion to accept the plans as drawn. Bill Woods 2nd, all approved.

New Business:

-Bookkeeper - Online vote on August 4. Louise Woods was voted unanimously for the Bookkeeper/CPA position.

-Signing privileges at Citizen's Bank: An online vote was taken to remove Peggy Cotton, Lisa Quiller and Dick Ray. Adding Louise Woods and Jeff Hester. The vote was unanimous in making the change.

-Online payments for POA Dues- Discussion of the Board ensued. Considerations are the 3% credit card charge, having the correct email of homeowners, and considering adding the credit card charge to the homeowner's bill. This subject is tabled until the next meeting.

-Jeff Hester suggested re-staining the kiosks to keep them in good shape. The Board agreed to have Jeff Hester get bids for this job.

-There is a homeowner with a motocross track that is an annoyance. The Board will look into the ordinances for the POA.

Old Business:

-64 Elk Ridge Pl. Unit 1 Lot 97/98. Building debris - Julene Campbell will get the form letter finalized. It will be sent certified mail.

-Dark Sky ordinance - tabled. Steve Wilkins and Julene Campbell will work on this together. Discussion about how to handle this situation.

-Bonnie Weathers is concerned about the barking dogs across the highway from her. The Board suggested that Bonnie call the Sheriff's office and report the problem.

-Spring cleanup of properties and notifications -discussion about too many vehicles, and stuff, and does it go along with Rules and Regs.The Board talked about making a suggestion to some homeowners about a solution. Jeff Hester would like the subject of how many vehicles, trailers, ATV's, etc. will be allowed on POA property. Discussion tabled until the next meeting.

-Update the Guidebook- Emails, phone numbers need changing.

Meeting Adjourned: Steve Wilkins adjourned the meeting at 7:55 p.m.

Respectfully submitted,

Julene Campbell, Vice President/Secretary SJRV POA

Kathy Wadenphaul, Recording Secretary