

San Juan River Village POA Minutes
October 9, 2018
Ross Aragon Community Center, East Room
6:30 p.m.

Meeting Called to Order: 6:40 p.m.

Attendance: Board members: Steve Wilkins, President; Bill Woods, Treasurer; Jeff Hester; Architectural; Julene Campbell, Vice President/Secretary, by phone; Carmen Pistillo.

Homeowners: Present: Bonnie Weathers, Chris Mott,

Minutes from September 11, 2018: Jeff Hester made a motion to accept the minutes, Bill Woods 2nd, all approved with Steve Wilkins request to change wording to business manager, not property manager.

Treasurer's Report: September 2018: Bill Woods reports that almost all of the POA dues have been paid. Bill Woods will call to check on the Dumpster bill. Jeff Hester requested spending money on landscaping around the entrance signs since the area is expected to get moisture. Also, Jeff Hester will pursue the mailbox kiosk staining job. Jeff Hester made a motion to accept the Financials. Steve Wilkins 2nd. All approved.

Architectural Committee: Jeff Hester, Architectural chair.

- House Addition permit for 31 Harebell Dr. Unit 2, Lot 52. Jeff Hester would like to discuss it further due to existing variance violation issues. The homeowner, Chris Mott, was present at the meeting. The homeowner is wanting to add a bathroom/bedroom above the garage. The existing garage is 3 feet beyond the easement, towards the neighbor's property on the left side. Jeff Hester made a motion to grant the 3 foot *variance* for the existing garage. Julene Campbell 2nd. All approved. Mr. Mott will need to contact the Metro and the water district about the cost of adding an additional toilet. Architecturally, the Board still needs to receive the roofing plan, house colors and most likely can approve it via email. Discussion ensued about the portable building which is in the right of way easement. The POA Board is willing to separate the 2 issues- addition/storage shed. Jeff Hester suggested writing a 'letter of agreement' with Mr. Mott that would state that Mr. Mott understands he would move the storage building if he transfers the property or he would move it before transferring the property. This issue will be tabled until an attorney, the Board, and Mr. Mott can agree on the verbiage of the Agreement.

New Business:

- New agent for POA to replace Peggy Cotton (this is for the State, a registered agent). Carmen Pistillo made a motion for Louise Woods take over the position for a 'billed' fee. Jeff Hester 2nd. All approved.
- New mailing address for SJRV POA- Louse Woods has paid for a P.O. Box at the UPS store.

Old Business:

- Quiet Title action of River Corridor- Steve Wilkins has given the attorney all information and the attorney has written to the title company but no answer from them as of yet. Steve Wilkins will forward all emails from the attorney to the Board. Carmen Pistillo volunteered to help.
- Dark Sky Ordinance- tabled.
- Archuleta County Short Term Rental Policy- went into effect on October 1, 2018. Steve Wilkins questioned what to do with the notifications he is receiving about applicants. This will be tabled until the next meeting.
- Hiring a Business manager for the POA. Julene Campbell will look into the cost of hiring a manager. This would serve as a buffer between the POA Board and the homeowners. The Board is in favor of this but wants more information and the cost considered. Julene Campbell said that the lady who is interested has not sent her proposal yet. This will be tabled until the information is received.
- Small piece of property on Alpine Dr. that needs to be deeded to the Metro District. Steve Wilkins is not comfortable with the Quit Claim deed he received. This will be revisited and tabled until next month.
- Budget will be placed on the next agenda.

Meeting Adjourned: Steve adjourned the meeting at 7:51 p.m.

Respectfully Submitted,

Julene Campbell, SJRV POA Vice President/Secretary
Kathy Wadenpfohl, Recording Secretary