

San Juan River Village POA Minutes

November 13, 2018

Ross Aragon Community Center, East Room 6:30 p.m.

Meeting Called to Order: 6:31 p.m., Steve Wilkins called the meeting to order.

Attendance: Board members: Steve Wilkins, Jeff Hester, Bill Woods; by phone-Carmen Pistillo and Julene Campbell.

Homeowners: Present: Bonnie Weathers

Minutes from October 9, 2018: Jeff Hester made a motion to accept the September minutes as written. Steve Wilkins 2nd. All approved.

Treasurer's Report: October: Bill Woods reported that the one property that is outstanding is a tax sale. Possible new owners are in contact with the Board for the arrears. Jeff Hester made a motion to accept the Treasurer's report for September, Steve Wilkins 2nd. All approved.

Architectural Committee: Jeff Hester, Architectural chair.

- Letter of agreement with the owners at 31 Harebell Dr. Unit 2, Lot 52 concerning the portable shed on POA property. Jeff Hester will draft a letter to the Homeowner stating that they can leave the shed as is until they sell the property. At that point, the shed would have to be removed. There was also a discussion about the homeowners leasing the property from the POA until it is sold. And, the attorney will draw up the official papers.
- Homeowners at 124 Descent, Unit 2, lot 73 have requested the addition of a 2-car garage. Jeff Hester reviewed the history of other corner lot garages. This is just to approve the idea of it. No plans yet but those will be reviewed in the future. They have also have to get a variance from the County.

New Business:

- **Budget for 2019.** Steve Wilkins requested that the other Board members state their wishes for the budget of 2019. See below.
 - Steve Wilkins would like the POA and Metro come up with a plan for budgeting funds for a shared meeting building with the Metro District. Bill Woods expressed his agreement of this idea. Out of the budget. Maybe it can be considered for 2020.
1. Julene Campbell would like the Quiet Title action taken care of first, not knowing the cost of the action yet. In the Budget, a high priority.
 2. Jeff Hester agrees that the building is a great asset. But, he would like to make sure the POA has taken care of legal business- a legal contingency/ reserve. Discussion of having a 'cushion' in the Reserves. A possible Contingency Fund. In the Budget. High priority.
 3. Carmen Pistillo would like to have enough monies for emergencies, legal actions, etc. He suggested it be a Contingency Fund.
 4. Bill Woods would like to see the Reserve fund taken care of.
 5. Mailbox Kiosk Maintenance - In the current budget
 6. Landscaping and water for the Alpine side. In the current budget.
 7. Carmen also mentioned the Property Management person or company. In the current budget.

Old Business:

- Quiet Title action of River Corridor. Steve Wilkins has contacted Josh Mack, the attorney hired by the POA. He has not heard back from him regarding the quiet title action. Steve is not happy with the service we are getting from Mr.

Mack. Steve Wilkins will give the attorney one more chance. Steve Wilkins will copy the Board on any emails.

- Dark Sky Ordinance. - the questions were 'how' the Board was going to enact the ordinance. And, how long does the Board give for compliance to begin. The Board decided on 90 days. Then, use the same warning Letters as the other ordinances that are broken.
- Archuleta County Short Term Rental Policy- went into effect on October 1, 2018. Steve Wilkins reports that there have been POA homeowners who have registered with Archuleta County. Approximately about 10 homeowners, at this time. The Board will create a list of those homeowners.
- Hiring a Business manager for the POA. Steve asked Julene Campbell to find out cost and help finalize.
- Small piece of property on Alpine Dr. that needs to be quit claim deeded to the Metro. The POA needs to sign an agreement saying that the POA does not have any claim to that property. Bill Woods made a motion to sign the document, Steve Wilkins 2nd. All approved.
- Violation letters to lot owners sent in September - This list was updated. Some have been compliant. Some 2nd warning letters will now be sent.

Meeting Adjourned: Steve Wilkins adjourned meeting at 8:42 p.m.

Next POA meeting is scheduled for December 11, 2018 at 6:30 at the Ross Aragon Community Center, East Room.