

# San Juan River Village POA Minutes

**December 11, 2018**

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

**Meeting Called to Order:** Steve Wilkins called the meeting to order at 6:30 p.m.

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

**Homeowners Present:** Vicki Beecham by phone, Bonnie Weathers, Christine Sinnott.

**Minutes from November 13, 2018:** Jeff Hester made a motion to accept the minutes as written. Bill Woods 2nd. All approved.

**Treasurer's Report: November** - Jeff Hester made a motion to accept the Treasurer's Report . Julene Campbell 2nd. All approved.

- Budget for 2019: Bill Woods explained the Budget carry-over and the justification of an increase in the POA's fees. Jeff Hester made a motion to approve the budget as written and increase dues to \$193.00. Julene Campbell 2nd, Bill Woods and Carmen Pistillo approved. Steve Wilkins disapproved. The Budget passed

**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. Response from Tracy Cross, POA Attorney. Jeff reported that the owners are being cooperative. The Board felt good about the legal document. Steve Wilkins made a motion to accept and charge \$10.00 yearly rental. Jeff Hester

2nd. All approved.

- Storage shed addition to 105 Harmon Ave. Unit 1, Lot 131X. Jeff Hester reported the particulars of this and the plans for the shed. The homeowners are matching roofing and siding to existing home. Architectural committee approved. Jeff Hester made a motion to accept. Bill Woods. 2nd. All approved.
- Storage shed at 25 Bear Mountain Place. Unit 1, Lot 114X3Z2. Architectural Committee approved. Jeff Hester made a motion to accept the plans. Bill Woods. 2nd. All approved.
- Contemporary design of proposed house at 39 Harebell Dr. Unit 2, Lot 51- The Board was not in favor of the contemporary design. Lot owner Vicki Beecham, by phone, stated her case and reasoning about the contemporary mountain home style. Steve Wilkins indicated that he would not mind looking at a change to the roof pitch. This would affect the existing Building Guidelines for SJRV.

### **New Business:**

- Phone number listed on SJRV Website for the POA. Jeff Hester made a motion to establish a Google phone number that is forwarded to Bill Woods email account. Steve Wilkins 2nd. All approved. This will need to be changed on the POA's website.

### **Old Business:**

- Quiet Title action of River Corridor. The title company wanted more money, the POA's attorney said that was okay. The Board agrees.
- Dark Sky Ordinance. Steve Wilkins emailed the ordinance to the Board. It was agreed to give a 90 day compliance period. The Board also discussed the daily fine for noncompliance. The Board decided on \$25.00 a day. The Board is considering a complaint-based offense or arbitrary, enforced by a management person/company.

- Hiring a Business manager for the POA. Julene Campbell forwarded the email from the Management company. The Board discussed hiring Kathy Wadenpfohl as property manager. Steve Wilkins made a motion to hire Kathy Wadenpfohl for \$25.00 for an hour. Julene Campbell 2nd. Bill Woods and Jeff Hester approved. Carmen Pistillo disapproved on the grounds we should hire a certified property manager. Kathy Wadenpfohl and the Board will reassess this arrangement in 90 days. Kathy's responsibilities will be:

1. Following a due process procedure (according to your governing documents) to help solve rule violations by members, residents, and guests of the association
2. Issue courtesy notices to violators via certified mail
3. Handle feedback from violators and relay information to the board
4. Attempt to resolve violations without need for further action from the board
5. If needed, issue cease-and-desist letters to violators -Attorney
6. If needed, send hearing notices to violators- Attorney
7. Keep detailed records of violations and resolutions(until the POA's attorney is required)

**Meeting Adjourned:** The meeting was adjourned at 7:42 p.m.

**Next POA meeting is scheduled for January 8, 2019 at 6:30 at the Ross Aragon Community Center, East Room.**