

San Juan River Village Property Owner's Association
Minutes-April 9, 2019
Ross Aragon Community Center, East Room 6:30 p.m.

Meeting Called to Order: Steve Wilkins called the meeting to order at 6:40 p.m.

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

Homeowners: Bonnie Weathers, Doug Neuwald, Lynne Zaremba

Guests: Allan Pfister with Western Wildscapes. Mr Pfister said the state has grant money available for stream management on the Upper San Juan River. He asked if our subdivision was interested in receiving grant money for river improvement. ie. improved trout habitat, stream flow management. For more information: Google - Mountain Studies Institute, then Upper San Juan Stream Management Plan.

Minutes from March 12, 2019: Jeff Hester made a motion to accept the minutes, Bill Woods 2nd, all approved.

Treasurer's Report for March 2019: Bill Woods reported the balance, credits to the account and debits out of the account. Jeff Hester made a motion to accept the Financials, Steve Wilkins 2nd, all approved.

Architectural committee - Jeff Hester, Architectural Chair:

- Request to paint their house black from the owners at 19 Swiss Village Drive, Unit 1, Lot 164X was denied.
- Consideration of proposed Building Guidelines - Jeff Hester has a few changes to add in and will email about all concerns. The Board will also discuss a fine structure that applies to construction equipment being parked off site. This will be tabled to the next meeting.
- Variance Request to correct original survey error at 47 Harebell Dr. Unit 2, Lot 50. Homeowners are in attendance. They showed Jeff Hester the plat they have. They will need to provide the exact variances that they are requesting. Jeff Hester asked them to send them to him ASAP.

Old Business:

- SJRV-POA Quiet Title Action and Title Commitment of River Corridor - Jeff Hester made a motion for the SJRV-POA Board enter into the Quiet Title Action, Steve Wilkins 2nd, all approved.

- Discussion of concerns from river property owners regarding access behind their property and possible solutions.
- Attorney Josh Mack suggested that a resolution be attached to the Action stating that owners adjacent to the River Corridor have exclusive use of the property between their lot and the river (subject to CCR's) Except for the 10 feet easement following the high water line of the San Juan River granted via the plat to all SJRV property owners. The lot lines are not changed. No pedestrian path or other structures (with the exception of improvements to animal habitat) will be constructed within this area.

Steve Wilkins made a motion to have Josh Mack, attorney, create a Resolution to add to the Quiet Title; Julene Campbell 2nd, all approved.

New Business:

- Bill Woods reported that there is no way to tell who is a homeowner and/or renter at the 3 points of entry to the River. Discussion about signage and/or markers in cars. Jeff Hester suggested that this be discussed at next month's meeting. The Board will investigate options.

Meeting adjourned: Steve adjourned the meeting at 7:44 p.m.

Respectfully submitted,

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

Next POA meeting is scheduled for May 14, 2019 at 6:30 at the Ross Aragon Community Center, East Room.