

**San Juan River Village Property Owner's Association
Meeting
August 20, 2019
Ross Aragon Community Center, East Room 6:30 p.m.**

Meeting Called to Order: 6:41 PM.

Attendance, Board Members: Present: Julene Campbell, Jeff Hester. By Phone: Carmen Pistillo. Steve Wilkins was absent.

Homeowners: Present: Guy and Maria Williams, Bonnie Weathers, Greg and Leslie Burroughs, Liz Burfs?, Robert Soniat, Logan Hart, Shane Jones. By Phone: Chris Mott, Christine Sinnott, John and Megan Jackson, Jim Miller, Mary Ann Saville, Bob and Vicky Beecham. Sarah Bellmund. **Guest:** SunDee Jones.

Minutes from June 11, 2019: Carmen Pistillo made a motion to accept the minutes as written, Jeff Hester 2nd. All approved.

Treasurer's Report for June and July 2019: Jeff Hester made a motion to accept the financials. Carmen Pistillo 2nd, All approved.

Architectural committee - Jeff Hester, Architectural Chair:

- Application for a permit to add a carport: 182 Red Ryder Circle. Unit 2, Lot 112. Jeff Hester made a motion to accept. Julene Campbell 2nd. All approved.
- 11 foot variance request for 128 Larkspur Dr. Unit 1, Lot 26. Tabled until September.
- Covered decks connecting to house for 420 Alpine Dr. Unit 2 Lot 19X. Jeff Hester made a motion to accept. Julene Campbell 2nd. All approved.
- Unfinished storage unit at 105 Harman Ave. Unit 1, Lot 130/131. Tabled until September.
- Deck extension at 101 Harebell Dr. Unit 2, Lot 46. Jeff Hester made a motion to accept. Julene Campbell 2nd. All approved.

Old Business:

- Non compliance (home needs painting) 1st letter was sent in February of this year. 293 Red Ryder Cir. Unit 2, Lot 151. Julene Campbell will send a second letter.
- Survey on Short Term Rentals:
 - The response rate to date is 62%. There were 117 responses and there are 190 homeowners (some own multiple lots).

- On the issue of STR's in the neighborhood: Of the 117 responses: 6% (7) were no response on whether they liked STR's, 29% (34) did not like STR's in the neighborhood, and 65% (76) like STR's in the neighborhood.
 - On the issue of limiting STR's in the neighborhood: Of the 117 responses: 2% (2) did not respond, 29% (34) said limit STR's; 69% (81) said do not limit STR's
 - On the issue of allowing STR's to become 100% of the neighborhood: Of the 117 responses: 24% (28) did not respond, 11% (13) said it wasn't okay to go to 100%, 65% (76) said it was fine to have 100% STR's.
- Pedestrian Easement relocation at 12 Bridge Dr. Unit 2, Lot 83X. Tabled until September.

New Business:

- Hiring a Business Manager for SJRV POA: Jeff Hester made a motion to hire SunDee Jones of Wonderland Management/Pagosa Springs. Carmen Pistillo 2nd. All approved.
- Discussion on a new election of Board Members/ SJRV POA: The election of board members held at the annual meeting July 21st was contested. POA attorney Tracy Cross reviewed the ballots and determined we should hold a new election. Business Manager SunDee Jones will organize the Special election that will be held October 22 at the Ross Aragon community center, East room. 6:30 PM. Details on how to vote will be made available after Ms. Jones has entered all of the members information. It will either be in person at the meeting, electronic or mailed. Members need to provide electronic contact information if they have not already done so. If you do **not** wish to be contacted electronically, we will use the US mail service.

Meeting adjourned. 7:36 PM.

Respectfully submitted,

Julene Campbell
SJRV-POA Vice President/Secretary

The next POA meeting is scheduled for September 10, 2019 at 6:30 at the Ross Aragon Community Center, East Room.