

**San Juan River Village Property Owner's Association
Business Meeting
October 15, 2019
Ross Aragon Community Center, East Room 6:30 p.m.**

Meeting Called to Order. 6:32 PM

Attendance, Board Members: Present: Steve Wilkins, Jeff Hester, Carmen Pistillo, Julene Campbell.

Business Manager: SunDee Jones.

Owners: Present: Lesley Burroughs, Bonnie Weathers, Mark Richards, Rick and Debbie Moore. By Phone: Christine Sinnott, Chris Mott, Rachel Gonzales and Carlos Gonzales.

Association Managers report and Board discussion:

A question came up about recreational trailers being parked on a members property. Our covenants state you cannot camp on your property longer than 2 weeks but it does not address storage. Tabled for future discussion.

- Non compliance (exterior of home needs painting) 293 Red Ryder Circle, Unit 2, lot 151. Owners have chosen color and it has been approved by the A/C committee.
- Night sky violation. 35 Little Beaver Place, Unit 2, Lot 97. Update. A phone call was placed and a voicemail was left. No response from owner.
- Night sky violation. 51 Little Beaver Place, Unit 2, Lot 96. Update. Owner emailed that the property manager would resolve the issue.
- Election of Board Members: Set a date for the annual meeting and discuss how the election will proceed. SunDee Jones spoke with POA attorney Tracy Cross about how to proceed with the new Annual meeting. Tracy Cross advises:
 1. Mail meeting announcement to all members with a proxy form for members not able to attend the meeting.
 2. Perform election using secret ballots in person only at the annual meeting.

Annual meeting timeline:

1. Mail meeting announcement, proxy form and 2020 budget before **November 1st**.
2. Proxies must be returned via email or mail to SunDee Jones by **November 30th**.
3. Annual meeting will be held at 6:30 PM at the Ross Aragon Community center, East room on **December 10th**. Board meeting will follow immediately after the Annual Meeting at 7:30 PM.

Minutes from September 10, 2019: Jeff Hester made a motion to accept the minutes as written with the correction that SunDee Jones discussed mailing ballots. Carmen Pistorillo 2nd, All approved.

Treasurer's Report for September 2019: Steve Wilkins made a motion to accept the financials, Jeff Hester 2nd, All approved. SunDee Jones said we needed to appoint a Treasurer. Julene Campbell volunteered. The 2020 budget will be mailed with the Annual Meeting notice.

Architectural committee - Jeff Hester, Architectural Chair:

- Unfinished storage unit at 105 Harman Ave. Unit 1, Lot 130/131. A second letter needs to be sent to the owner.

Old Business:

- Discuss the intervention lawsuit initiated by 13 owners that challenges the POA's Quiet Title action of the river corridor.

Steve Wilkins explained the Quiet Title action and the importance of acquiring the title for all SJRV POA members. Christine Sinnott said there are now 22 owners ("Intervenors") along the river who have joined her in the lawsuit to oppose the quiet title action. Steve Wilkins explained to Christine Sinnott that owners along the river did not have to be named as defendants in the quiet title action because they were not listed on the title commitment as entities with interest in the land. Concerns were raised by Chris Mott and Leslie Burroughs about members or their guests camping in their back yards. Christine Sinnott asked that the POA attorney and their attorney speak again and try to come up with a compromise. The Board requested from the "intervenors" a detailed plan that would be a legal proposal that the court could act upon.

New Business:

- Pet Waste stations for ponds. It was brought to our attention that dog feces around Rainbow pond could potentially contaminate our water system along with other sanitary issues. The board will put in the budget for 2020 to install pet waste stations around Rainbow pond and Aspen pond.

Meeting adjourned: 8:07 PM.

The next POA meeting is scheduled for November 12, 2019 at 6:30 at the Ross Aragon Community Center, East Room.

There is a conference call in system for those wishing to call into the meeting.

While on the conference call please place your phone on MUTE until you wish to speak. It will help everyone on the call hear more clearly without background noise.

To join the conference call:

Dial +1 (605)-313-4427

Access Code: 533136#