

**San Juan River Village Property Owner's Association
Business Meeting
September 10, 2019
Ross Aragon Community Center, East Room 6:30 p.m.**

Meeting Called to Order: Steve Wilkins Called the meeting to order at 6:36 PM.

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

Owners: Present: Bryan and Karen Dudman, Linda Lebo, Bonnie Weathers, Shawn Felts, Alan and Andrea Beach and Robert Soniat. By phone: Leslie Burroughs, Chris Mott, Nancy Galbreath, Bob and Vicky Beecham, Trina Maurer, John Jackson, Christine Sinnott, Jim Miller, Devon and Maureen Dalton and MaryAnn Comacho.

Association Managers report and Board discussion: SunDee Jones outlined her role as our manager and discussed the election process. She will mail out all ballots.

Minutes from August 20, 2019: Jeff Hester made a motion to accept the minutes as written. Carmen Pistillo 2nd. All approved.

Treasurer's Report for August 2019: Jeff Hester made a motion to accept the August financials. Steve Wilkins 2nd. All approved.

Architectural committee - Jeff Hester, Architectural Chair:

- 11 foot variance request for 128 Larkspur Dr. Unit 1, Lot 26. Due to the slope of the lot and the hardship of building a house and the fact that all adjacent owners did not object, Jeff Hester made a motion to allow the 11 foot variance. Julene Campbell 2nd. All approved.
- Unfinished storage unit at 105 Harman Ave. Unit 1, Lot 130/131. SunDee will send a "friendly letter" to complete the storage unit.
- Deck Extension for 25 Bear Mountain Pl. Unit 1, Lot 114X3Z2. The deck will be built within the building guidelines and within their setback.

Old Business:

- Non compliance (exterior of home needs painting) 293 Red Ryder Circle, Unit 2, lot 151. Owners were on the phone and said they were having problems getting a painter. SunDee Jones said she would help them with recommendations.
- Pedestrian Easement relocation at 12 Bridge Dr. Unit 2, Lot 83X. Tabled.

- Steve Wilkins presented information from our attorney Tracy Cross regarding re-doing the contested board member election that was held during our annual meeting of (July 21st 2019). The Re-do election with the same 6 candidates from the prior election was scheduled for October 22nd 2019. After which, property owner Vicky Lopez Beecham, reading from the bi-laws objected to the validity of the entire annual meeting of July 21st since written notification had not been sent out by the US Mail to each property owner prior to the annual meeting. The board will consult with the POA attorney for clarification. SunDee Jones discussed the possibility of sending ballots along with the Annual meeting notification.

New Business:

- Night sky violation. 35 Little Beaver Place, Unit 2, Lot 97. SunDee to send a “friendly letter”.
- Night sky violation. 51 Little Beaver Place, Unit 2, Lot 96. SunDee to send a ‘friendly letter”.

Meeting adjourned: 7:40 PM.

The next POA meeting is scheduled for October 15, 2019 at 6:30 at the Ross Aragon Community Center, East Room.