

**San Juan River Village Property Owner's Association  
Business Meeting  
November 12, 2019  
Ross Aragon Community Center, East Room 6:30 p.m.**

**Meeting Called to Order: 6:33 PM**

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

**Business Manager:** SunDee Jones

**Owners:** Present: Shawn Felts, Carrie Wienckowski, Bonnie Weathers. By Phone: Christine Sinnott, Chris and Tiffany Mott, Jim Miller and Vicky Beecham.

**Association Managers report and Board discussion:**

- Night sky violation. 35 Little Beaver Place, Unit 2, Lot 97. SunDee to send 1st certified letter.
- Election of Board Members: SunDee Jones explained the election process. Christine Sinnott asked SunDee if she could bring proxies with her to the election rather than having them mailed or emailed to SunDee. SunDee Jones discouraged this because she needs to have time to verify the proxy legitimacy. SunDee also explained that while proxy solicitation it is not illegal it is discouraged since it can confuse voters into thinking the proxy is a ballot.

**Minutes from October 15, 2019:** Jeff Hester made a motion to accept the October minutes as written. Steve Wilkins 2nd. All approved.

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

- 2019 Budget: Online Vote. Carmen Pistillo made a motion to accept the 2020 budget. Jeff Hester 2nd. All approved. Discuss adding an Operating, Legal and Contingency account.
- Liens: Discussed filing liens on delinquent dues.

**Architectural committee - Jeff Hester, Architectural Chair:**

- Unfinished storage unit at 105 Harman Ave. Unit 1, Lot 130/131. SunDee to send 1st certified letter.

**Old Business:**

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

### **New Business:**

**Proposed By-Law Changes for 2019:** Jeff Hester made a motion to accept the proposed changes. Julene Campbell 2nd. All approved.

### **Proposed Responsible Governance Policies:**

1. Adoption and Amendment of Policies: Steve Wilkins made a motion to accept the policies. Jeff Hester 2nd. All approved.
2. Inspection and copying of Association records policy: Jeff Hester made a motion to accept. Julene Campbell 2nd. All approved.
3. Board Member Conflict of Interest Policy: Julene Campbell made a motion to accept. Jeff Hester 2nd, All approved.
4. Enforcement of Covenants and Rules policy: We need a notice of hearing procedure. Tabled
5. Investment of Reserve Funds policy: Steve Wilkins made a motion to accept the policy. Jeff Hester 2nd. All approved.
6. Dispute Resolution between Owner and Association policy: Jeff Hester made a motion to accept. Steve Wilkins 2nd. All approved.

**Meeting adjourned: 7:38 PM**

Respectfully Submitted,

Julene Campbell  
SJR-POA Secretary