

**San Juan River Village Property Owners Association Board of
Directors Meeting Meeting
January 12, 2021 @ 6:30 PM
Electronic meeting via Zoom**

In Attendance:

Board Members: Steve Wilkins, Jeff Hester, Robert Ricketts, Jim Miller and Julene Campbell

Business Manager: SunDee Jones.

Members: Amy Graeber, Kat Larese, Bonnie Weathers, Christy Rockomer, Robert Soniat.

Call to Order: 6:05 PM

Nominations of Officers:

Steve Wilkins made a motion to keep all board positions the same as 2020 with Jim Miller as Vice President. Julene Campbell 2nd. All approved.

Association Managers report and Board discussion:

- Large commercial sign at 160 and Alpine. Unit 2, Lot 32X. SunDee will send owner a notice of hearing.

Minutes from:

November 10, 2020. Steve Wilkins made a motion to accept the minutes as written. Jeff Hester 2nd, All approved.

Special Meeting December 8, 2020. Steve Wilkins made a motion to accept the minutes as written. Jeff Hester 2nd, All approved.

Annual meeting December 15, 2020. Steve Wilkins made a motion to accept the minutes as written. Jeff Hester 2nd, All approved.

Financials from November and December 2021: Julene Campbell made a motion to accept the financials. Jeff Hester 2nd. All approved.

Steve Wilkins made a motion to transfer \$25,000. from the general fund to the legal fund. Julene Campbell 2nd. All approved.

- **Architectural Committee Report:** Jeff Hester, Architectural Chair:
- Builder agreement to keep materials, vehicles, portable toilets, shipping containers, etc off of all roads during any construction. Update builder agreement.
- Realtor representing owner of 204 Swiss Village Dr. requested a confirmation of an easement granted by the POA in 2011. The property has an existing house which was built in 1984. The house encroaches on the front setback line by 13 linear feet and the roof of the house overhangs the side setback line by 3.2'linear feet. On December 19, 2020 Robert Ricketts made a motion online to approve the variance request. Julene Campbell 2nd, unanimous approval.
- The owners of 12 Bridge Dr, Unit 2, Lot 83X requested that the pedestrian easement in the middle of their property be moved to the edge of their property. The judge in the intervenors quiet title lawsuit signed an order vacating the old easement and the owners granted a new easement in a favorable location which was recorded with the county on December 16, 2020. The owners are requesting that the POA re-confirm a variance granted before the house was built in 1999 reducing the front setback requirement for the home. In addition, a survey revealed that the front deck and stairs are in the road right-of-way and the owners are attempting to resolve this with Archuleta County road and bridge. The board discussed the setback variance via email on October 29th and was approved.
- Permit for a garage was submitted for 93 Monkshood, Unit 2, lot 58. Jeff Hester made a motion via email to accept the plans. Garage is within setbacks. Julene Campbell 2nd, All approved.
- Building permit request for 109 Little Beaver Place, Unit 2 Lot 94. Julene Campbell made a motion to accept the permit on the condition the owner sign the updated contractor/builder agreement contract. Jeff Hester, 2nd. All approved.

New Business:

- Pedestrian easement access between 138 Red Ryder Circle and 166 Red Ryder Circle. Jim Miller will contact the new owners about solutions to open easement.

Old Business:

- Renting the Metro building for POA meetings/renters insurance. Julene Campbell will contact insurance company to check on liability ins and adding the Metro District as co-insured.
- **Adjournment:** 7:26 PM

Respectfully Submitted,

Julene Campbell

SJRV POA Secretary