



Board of Directors' Meeting Minutes January 10th, 2023 @ 6:00 PM via Zoom

1. Attendance/Verification of Quorum (At least 3 Board Members):

Quorum was achieved.

a. Manager: SunDee Jones

b. Board Members: Tony Baker, Julene Campbell, Robert Ricketts, Jeff Hester, Jim Miller

c. Owners: Lisa Baker, Dave O'Keefe, Debbie O'Keefe, Ron Seibel, Janet Hanks, Matt Hosburgh, Bonnie Weathers

2. Call to Order: 6:01 PM

3. Member's Forum: No comments from owners.

4. Committee Updates

a. Mountain Bike Committee (Committee Leaders: Breanna Pitcher & Joe Jordan / Board Representative: Jim Miller)

- i. On 11/22/22, Bob Kimber alerted Julene and SunDee to the fact that our fence is on NFS land and needs to be moved. The Board will consider action in the future if the NFS has an issue with the fence and requires it to be moved.
- ii. On 12/9/22, Jeff Hester showed Mountain Bike Committee Leaders & other interested individuals the legal easement on Bear Mountain Place. All parties agreed that this easement is impossible to use and should not be used as an access point to the National Forest for SJRV owners and their guests.
- iii. **Survey - Larkspur Access Point:** The Metro suggested adding information that this access point would be a consideration for the NFS to connect to the Mountain Bike Trail network. The POA's Mountain Bike Trail Committee spurred the interest in the new access point, but at this time there is no plan for the Larkspur Access Point, if created, to be a part of that network. The Board does not want to confuse homeowners or cause them

to think that this access point would be for any public use. The Board approved the survey to be sent out to owners.

- iv. **Scott's Gate:** Improving access point.
 - 1. In the spring, the POA will add a blue rock and ask Tim (Metro Maintenance) to bring more boulders. More trees need to be added also.
 - 2. Include an alert to owners regarding the revised access point and parking areas in the next newsletter.
 - 3. The Board approved looking into/getting a quote for having an attorney revise the Scott's Gate easement to include e-bikes (if allowed in the NF).

b. Gravel Pit Committee (Committee Leader: Dave O'Keefe / Board Representative: Tony Baker)

- i. On 11/22/22, the Board unanimously approved a new petition for the committee to distribute: <https://chng.it/N8DssQ7MZ6>
- ii. On 11/22/22, the Board unanimously approved paying for a gravel pit information website to be developed with a cap of \$80.
- iii. The Board will allow Gravel Pit Committee Leaders to use POA funds to advertise the gravel pit concerns in other avenues as well (Pagosa Sun, etc.), as long as the cost is reasonable. The Board raised the cap for spending on the website and advertising to \$1,000.00. (Jim, Jeff, All)
- iv. Dave O'Keefe presented updates to the Board:
 - 1. The scoping announcement from NFS was released today.
 - 2. Dave reviewed the meeting held with Veronica Medina.
 - 3. Media and website strategies to get the word out were presented.
 - 4. Dave reviewed our concerns about the gravel mine (health, traffic, safety, etc.)
 - 5. Some alternate sites have been identified using information from the NFS.
 - 6. Some documents received from the committee's open records request will be posted on the gravel pit website.
 - 7. NFS will hold a meeting on 2/2/23 at 5:00 PM at the Ross Aragon Community Center. All are encouraged to attend.

5. Manager's Report: SunDee Jones

- a. **Violations Report:** A few properties are behind on STR registration renewals. Robert mentioned that the county website has been having some issues, causing delays.
 - b. **Financial Report:** (Treasurer: Robert Ricketts) The financial report was presented and since we are only 10 days into the new fiscal year, the Board has no concerns about the budget at this time.
 - c. **Architectural Committee Report** (Board Representative: Jeff Hester)
 - i. **Lot 2-178/281 Little Beaver Place - Application for a New Home:** The homeowner will need to address a few missing requirements, or submit a variance request. SunDee will reach out to the homeowner.
 - ii. The new home at 109 Little Beaver Place is still under construction past the approved building period (01/09/2023). SunDee will reach out to them regarding an extension request.
6. **BOD Meeting Minutes from 11/15/22:** Approved. (Jeff, Tony, All)
7. **New Business**
- a. **Management Contract Approval: Addition of Bookkeeping Services / PayHOA:** Approved unanimously by electronic vote (executive session) on 1/6/23.
 - b. **Policy Updates:** The Board approved hiring Altitude Community Law to update our Collections, Conduct of Meetings, and Enforcement policies to be in compliance with the new laws. (Jim, Jeff, All)
 - i. Once policies are updated, they will be posted on the website and an email will be sent alerting owners to the changes.
 - c. **Fiber Line Access:** Tony will let us know when he hears more about the fiber line access to the neighborhood.
8. **Old Business**
- a. **Capital Improvements to SJRV**
 - i. Landscaping Around Pond (Judy Patton - Email 11/23/22)
 - ii. Add Trees Around Pond (Addie Greer - Email 11/21/22)
 - 1. A bridge needs to be built connecting to rainbow island. Jeff will reach out to a welder for a quote.
 - 2. Jim will reach out to Judy to see if she is interested in heading a Capital Improvements committee. SunDee will facilitate emailing homeowners to see if others are interested in joining this committee.
 - b. **Guidelines for Exclusive Easements**
 - i. The Board did not receive any feedback from riverfront owners regarding these guidelines. The Board will remove this from

future agendas and revisit adding guidelines if there are issues
in the future.

9. **Adjournment:** 7:21 PM