



**Board of Directors' Meeting Minutes**  
**March 14, 2023 @ 6:00 PM**  
**via Zoom**

1. **Attendance**
  - a. **Manager:** SunDee Jones
  - b. **Board Members:** Tony Baker, Robert Ricketts, Jim Miller
  - c. **Owners:** Ron Seibel, Lisa Baker, Hal Jaeke & Judy Patton, Elisabeth Rimann, Steve Wilkins, Kathleen Larese
2. **Verification of Quorum (At least 3 Board Members):** Yes
3. **Call to Order:** 6:03 PM
4. **Member's Forum:** No members wished to speak.
5. **BOD Meeting Minutes from 1/10/23:** Approved.
6. **Committee Updates**
  - a. **Mountain Bike Committee (Committee Leaders: Breanna Pitcher & Joe Jordan / Board Representative: Jim Miller)**
    - i. **Survey Results - Larkspur Access Point:** The Board agreed to take time to review the comments from the survey and reach out to the owners on Larkspur for final comment before the next meeting. The BOD will make a final decision at the next meeting.
    - ii. **Scott's Gate - Update the easement to include e-bikes (if allowed in the NF):** Tabled.
  - b. **Gravel Pit Committee (Committee Leader: Dave O'Keefe / Board Representative: Tony Baker)**
    - i. Tony presented a spending report regarding the funds that have been transferred to Upper San Juan River Allies. The funds have been used towards attorney, advertising, and meeting costs.
7. **Manager's Report:** SunDee Jones
  - a. **Violations Report:** SunDee reviewed the report with the Board.

- b. Financial Report (Treasurer: Robert Ricketts):** SunDee reviewed the report with the Board.
- c. Architectural Committee Report (Board Representative: Jeff Hester)**
  - i. 109 Little Beaver Place**
    - 1. On 1/13/23 via email, the BOD unanimously approved the extension request until 6/30/23.
    - 2. On 1/20/23 via email, the BOD unanimously approved the RV extension request until 4/30/23.
  - ii. 366 Red Ryder Circle**
    - 1. On 2/7/23 via email, the BOD unanimously approved the request to build a new home.
  - iii. 281 Little Beaver Place**
    - 1. On 3/7/23 via email, the BOD unanimously approved the request to build a new home. Variance requests for the setback and roof pitch were also approved.
  - iv. 35 Little Beaver Place**
    - 1. On 3/8/23 via email, the BOD unanimously approved the request for an addition to the home.

## **8. New Business**

### **a. Bylaws**

- i.** The BOD approved correcting the name at the top of the Bylaws document.

### **b. Mailbox Kiosk Repair**

- i.** The post on the mailbox kiosk on Alpine Drive was damaged (apparently run into by a vehicle) and subsequently repaired on 3/2/23 by A+ Construction LLC (\$480.00).

## **9. Old Business**

### **a. Capital Improvements to SJRV**

- i. Rainbow Island Bridge: Jeff will get a quote from a welder.**  
Tabled.
- ii. CI Committee:** SunDee will facilitate emailing homeowners to see if homeowners are interested in serving on a Capital Improvements Committee.

## **10. Adjournment: 6:32 PM**