



Board of Directors' Meeting Minutes
May 9, 2023 @ 6:00 PM
In Person (598 Alpine Drive) & via Zoom

- 1. Attendance (In Person)**
 - a. Manager:** SunDee Jones
 - b. Board Members:** Tony Baker, Jeff Hester
 - c. Owners:** Steve Wilkins, Hal Jaeke, Gary Glasscock, Greg Glasscock, Gaye Glasscock, Lisa Baker, Lesley Burroughs, Bonnie Weathers
- 2. Attendance (Zoom)**
 - a. Board Members:** Julene Campbell, Jim Miller
 - b. Owners:** John Banczak, Joe Jordan, Debbie O'Keefe, Manuel Zapata, Randy & Lydia Rapp, Brian & Elizabeth Willhoite, Matt Hosburgh, Janet Hanks, Jan Wittwer
- 3. Verification of Quorum (At least 3 Board Members):** Yes
- 4. Call to Order:** 6:05 PM
- 5. Member's Forum**
 - a.** Lisa Baker expressed her thanks to everyone who worked on the gravel pit committee.
 - b.** Steve Wilkins expressed his support for the gate on Larkspur Place. He expressed that the gate was installed to keep cattle out of the neighborhood, not to keep residents out of the forest.
 - c.** Jeff Hester would like to start an initiative to get the roads paved. He would like this to be added to the next BOD agenda.
 - d.** Manuel Zapata expressed his support for the gate on Larkspur Place. He hopes to have this access to the forest near his house.
 - e.** John Banczak expressed his thanks to the Board for their volunteer work.
- 6. BOD Meeting Minutes from 3/14/23:** Approved.
- 7. Committee Updates**
 - a. Gravel Pit Committee** (Committee Leader: Dave O'Keefe / Board Representative: Tony Baker)

- i. Tony Baker held a meeting with Josh Peck from the Pagosa Ranger District on 5/5/23. Dave O’Keefe, Breanna Pitcher, and SunDee Jones were also in attendance at this meeting. The following was discussed at the meeting:
 - 1. The gravel pit project on Jackson Mountain has been paused indefinitely. It is still under consideration as a possible location for the mine, but the Forest Service will be exploring other options.
 - 2. The mountain bike trail system on Jackson Mountain will not be built. The elk migration in the area was a major factor in the decision to abandon this location for a mountain bike trail system.
 - 3. The Forest Service has no issue with SJRV residents using the forest or accessing the forest through a POA-built gate in the fence. However, residents are not allowed to build or maintain trails in the forest.

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

- i. **Scott’s Gate: E-Bikes Update:** Jeff will write up a suggested addition to the current easement to allow E-Bikes, if the Forest Service allows E-Bikes in the future.
- ii. **Larkspur Access Point:** Julene made a motion that a gate be added to the fence on Larkspur Place, Jeff seconded the motion. A discussion was held, with input from the members in attendance. The motion was passed with a majority of votes in favor of adding a gate. Jeff made a comment reassuring concerned homeowners that the gate will be hidden behind some trees and will be fairly inconspicuous. It will be a gate for residents and their guests to use exclusively and parking will not be provided. Jeff also mentioned that the Board can choose to make changes or remove the gate in the future if it becomes a problem for the neighborhood.

8. Manager’s Report (SunDee Jones)

a. Violations Report

- i. An Executive Session was held at the end of this meeting to discuss violations and hold hearings.

b. Delinquent Accounts Report

- i. Second Notices will be sent after adoption of the new Collections Policy (6/13/23).

c. Financial Report (Treasurer: Robert Ricketts)

- i. SunDee advised the Board to move the “legal fund” into a separate interest-bearing account. Julene made a motion to move the funds, and Jeff seconded. The motion was passed with a majority of votes in favor of creating a separate interest-bearing account for these funds.
- d. **Architectural Committee Report** (Board Representative: Jeff Hester)
 - i. On 4/24/23, the BOD approved by a majority via email the Change Request for 281 Little Beaver Place for an addition of a garage.
 - ii. Two properties need to submit an extension request: 66 Larkspur Place & 534 Alpine Drive

9. New Business

- a. **Broadband Update** (Tony Baker): Tony explained that there will be options for the community to have fiber internet added in the future. He will need another Board Member to take over the role of continuing to follow the progress of this initiative to get fiber into the neighborhood.
- b. **Board Update** (Tony Baker)
 - i. Tony expressed his plans to move out of the neighborhood and announced that he is officially resigning from the Board of Directors. The other Board Members thanked him for his service to the community.
 - ii. SunDee explained the need for another Board Member to be a signer on the bank accounts, since Tony will be removed as a signer.
- c. **Website Portal Security:** The owner portal on the SJRV website needs some security upgrades. Steve Wilkins, who helped the community create the portal ten years ago, explained the need for these upgrades to the Board, and offered to work with the programmer to perform these upgrades. SunDee explained to the Board that the alternative would be to completely abandon and remove the portal. The Board expressed their desire to continue maintaining the portal and perform the security upgrades. The decision to move forward will be a joint-decision with the Metro District. The Board will wait to hear what the Metro decides before moving forward.

10. Old Business

- a. **Capital Improvements to SJRV**
 - i. **Policy Updates:** Three policies addressing the conduct of meetings, covenant enforcement, and collections have been updated by our attorney to comply with current Colorado law.

These policies will be posted on the website for owners to review. The Board will formally adopt these policies at the next BOD meeting.

- ii. **Picnic Island Bridge:** Jeff will get a quote from a welder to create a small bridge across the ditch where the pedestrian easement is located. There was some confusion from community members about where exactly this bridge would be located. At the next meeting, some pictures and maps will be presented to show the location.
- iii. **Capital Improvements Committee**
 - 1. Hannah Yankelevich (383 Swiss Village Drive) volunteered to serve on the committee. SunDee will reach out to her to coordinate the first committee meeting.

11. Adjournment: 7:30 PM