



**Board of Directors' Meeting Minutes**  
**June 13, 2023 @ 6:00 PM**  
**In Person (598 Alpine Drive) & via Zoom**

1. **Attendance (In Person)**
  - a. **Manager:** SunDee Jones
  - b. **Board Members:** Julene Campbell, Jeff Hester, Breanna Pitcher
2. **Attendance (Zoom)**
  - a. **Board Members:** Jim Miller, Robert Ricketts
  - b. **Owners:** Seth Grant, Matt Hosburgh, Dave O'Keefe, Jack Buhrow
3. **Verification of Quorum (At least 3 Board Members):** Yes
4. **Call to Order:** 6:05 PM
5. **Board Appointments**
  - a. Julene Campbell (Term Ends 2023), appointed President unanimously via email on 5/24/23.
  - b. Robert Ricketts (Term Ends 2023), remains Treasurer.
  - c. Jim Miller (Term Ends 2025), remains Vice-President.
  - d. Jeff Hester (Term Ends 2025), remains Architectural Committee Liaison.
  - e. New Appointment: Breanna Pitcher (Term Ends 2025), will serve as Secretary & Capital Improvements Committee Liaison, Fiber Committee Liaison, and Gravel Pit Committee Liaison.
6. **Member's Forum**
  - a. Seth Grant asked for status on his STR registration at 293 Red Ryder Circle. His registration was confirmed as completed.
7. **BOD Meeting Minutes from 5/9/23:** Approved
8. **Manager Report** (SunDee Jones)
  - a. **Financial Report** (Treasurer: Robert Ricketts)
    - i. The POA is in good financial standing.
    - ii. Jeff Hester will be a signer on both the Operating & Reserve Fund.
  - b. **Architectural Report** (Board Representative: Jeff Hester)

- i. On 5/18/23, the BOD approved via email, an application for a fence extension at 52 Harman Avenue.
- ii. On 5/23/23, the BOD approved via email, an application for a new home at 9 Heidi Court.

## 9. Committee Updates

- a. **Gravel Pit Committee** (Committee Leader: Dave O’Keefe / Board Representative: Breanna Pitcher)
  - i. No updates at this time.
- b. **Mountain Bike Committee** (Committee Leaders: Breanna Pitcher & Joe Jordan / Board Representative: Jim Miller)
  - i. **Scott’s Gate:** 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. Jeff will also ask Tim if he can help us plant some trees at Scott’s Gate in the fall.
  - ii. **Larkspur Access Point:** Need quote from fencing company. We also need the fencing company to check the entire fence for repairs. Breanna suggested removing the barbed wire on the bottom row of the fence so that community dogs and animals aren’t injured by the fence, but the cows will still be deterred. This could be done in phases or along with future repairs. SunDee will ask the fencing company about this.
- c. **Fiber Committee** (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)
  - i. SunDee will connect the committee members with the Visionary representative over email to schedule a call to discuss the possibility of fiber internet in the community.
  - ii. Dave O’Keefe also volunteered to be a member of this committee.
- d. **Capital Improvements Committee** (Committee Leader: Hannah Yankelevich / Board Representative: Breanna Pitcher)
  - i. The primary goal of this committee will be to research the addition of a playground to the community which could be used by both adults and children.
  - ii. SunDee will help facilitate a first meeting for the committee.

## 10. New Business

- a. **Adoption of Updated Policies:**
  - i. Conduct of Meetings Policy: Adopted.
  - ii. Enforcement of Covenants & Rules Policy: Adopted.
  - iii. Collection of Unpaid Assessments Policy: Adopted.
- b. **New Law: SB 23-178 Landscaping Requirements:** This new law sets landscaping regulations and requirements for HOAs. This will not

change any of SJRV's current guidelines, since landscaping is not heavily regulated.

- c. **Pavilion: Landscaping & Power Washing:** SunDee will ask Tim (Metro Maintenance) if he can do this for us, and do the mailbox kiosks as well.
- d. **Annual Picnic Date:** Sunday, August 13th @ 5 PM at the Metro Building
- e. **Chipper Day/Waste Disposal Day:** Since the "Chipper Day" was not very popular last year, the Board decided to return to doing an annual "Waste Disposal Day" instead. This will be at the end of August. Julene will research and come back to us with an official date.
- f. **Road Paving (Jeff Hester):** Jeff would like to survey the community to gauge interest in paving the roads in San Juan River Village.
- g. **Other Business (Not on Agenda):** Julene suggested that guidelines should be set for the size of guest homes.

#### **11. Old Business**

- a. **Pedestrian Bridge Over Ditch:** Jeff will get a quote from a welder to create a small bridge across the ditch where the pedestrian easement is located, towards the river where Picnic Island is located. SunDee will create a diagram on a map to show residents where this ditch is located.

#### **12. Violations & Delinquent Accounts Report (Executive Session)**

#### **13. Adjournment: 6:58 PM**

**Respectfully Submitted,**

Breanna Pitcher, SJRV POA Secretary

SunDee Jones, SJRV POA Manager