



**Board of Directors' Meeting Minutes
September 12, 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
 - c. Owners:** Bonnie Weathers
 - d. Guests:** Al Pfister, Tobi Rohwer
- 2. Attendance (Zoom)**
 - a. Board Members:** Robert Ricketts
 - b. Owners:** Janet Hanks, Katarina Triska, Joe Jordan, Carrie Wienckowski
- 3. Verification of Quorum (At least 3 Board Members):** Yes
- 4. Call to Order:** 6:04 pm
- 5. Owner's Forum:** No owners spoke at the forum.
- 6. BOD Meeting Minutes from 8/8/23:** Approved.
- 7. Financial Report** (Treasurer: Robert Ricketts): Approved.
 - a. Balance Sheet**
 - i.** Operating Fund: \$45,526.56
 - ii.** Legal Reserve Fund: \$49,400.23
 - b. Budget vs. Actual YTD:** The Association is in good financial standing and under budget for the year.
- 8. Architectural Report** (Board Representative: Jeff Hester)
 - a. Metro Cell Tower Update:** Cynthia confirmed that the tower will look like a tree. The BOD will request that the Metro complete an Architectural Request for the Architectural Committee to review.
 - b. Out of Meeting Approvals:**
 - i.** On 8/28/23 via email, the BOD unanimously approved an application for a new home at 697 Harman Avenue.
- 9. Committee Updates**

a. River Improvements Committee (Committee Leader: Dave O’Keefe / Board Representative: Jeff Hester)

i. WEP: Presentation by Al Pfister & Tobi Rohwer

1. Al & Tobi updated the Board on the current state of their program. The Upper San Juan Partnership has submitted their 501(c) application as an incorporated entity. They are currently in the process of appointing a coordinator for the WEP and hope to finalize the hiring within a few weeks.
2. The WEP information has been posted on the SJRV website.
3. The Board used the opportunity to address their concerns with moving forward with the WEP project.
 - a. The main concern of community members is the proposal by WEP that a public access point be created southwest of the community. This access would be for boaters and rafters only, and a locked gate will prevent access during the off season.
 - b. Julene brought up a concern that, if this agreement was entered into, it could be changed in the future. We would want reassurance that the access point regulations could not be changed.
 - c. Jeff asked if there was a possibility to get WEP’s help with the river improvements if we do not agree to a public access point. There are several goals that WEP has to meet to receive the grant, so this could be a possibility.
 - d. As the lead entity, WEP will manage the project by creating and managing RFPs and grant proposals. If the Board approves, then they would ask that all river improvements would be made before the public access is created.
 - e. Jeff suggested that we survey the community regarding their interest in the WEP project.
 - f. Allowing owner comment, the Board allowed Joe Jordan to speak. He asked about the legality of a WEP easement agreement. POA will ask their attorney.

b. Gravel Pit Committee (Committee Leader: Dave O’Keefe / Board Representative: Breanna Pitcher)

- i. **Timber Reduction on Jackson Mountain:** By December 21, 2023, 66 acres will have been cleared of fuel, holes, and trenches will be filled, and white firs removed to widen the area slightly, preventing damage from large trucks.
- c. **Fiber Committee** (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher): No Updates.
- d. **Capital Improvements Committee** (Committee Leader: Hannah Yankelevich / Board Representative: Breanna Pitcher)
 - i. The Metro Board has approved the location next to Rainbow Lake as long as the well is not affected.
 - ii. Julene suggested a timber shade structure that would last longer than other shade structures, and look nicer.
 - iii. Breanna and Hannah will begin looking at pricing options.

10. New Business

- a. **Fire Restrictions Lifted:** There are currently no fire restrictions in the county or National Forest.
- b. **E-Bike Addition to Easement (1st Draft):** Tabled Board approval until Jeff has reviewed the easement addition with the concerned homeowner.
- c. **Veteran Fishing:** On 8/21/23, the BOD approved via email to allow a veteran group to fish the river in the neighborhood 9/26-9/28.

11. Old Business

- a. **Sign up at Red Ryder Access:** Jeff will improve the signage at this access point to make it clear that there is no public access.
- b. **STR Registration Fee**
 - i. At the previous meeting, the BOD approved SunDee speaking to the POA's attorney about the possibility of charging a STR Registration Fee.
 - 1. The attorney read over the documents and said we are allowed to charge a fee for STR registrations.
 - 2. The Board approved the implementation of a \$75.00 fee for each STR registration. This fee will be implemented annually, for new STR registrations and when each STR re-registers with the POA.
- c. **Common Elements Maintenance Request for Proposals:**
 - i. Review and approval of the Request for Proposal tasks.
 - 1. The Board approved the Request for Proposal with one change: dog waste stations are to be emptied every two weeks.
 - ii. SunDee will get two quotes for these tasks.
- d. **Bridge Over Stream @ Bridge Court Easement** (Jeff Hester)

