

San Juan River Village Property Owner's Association

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

1. Attendance

- a. Manager: SunDee Jones
- b. BOD Members: Julene Campbell, Jim Miller, Jeff Hester
- **c. Homeowners:** Kevin Dickerson, Terry Boehrer, Lydia & Randy Rapp, Matt Hosburgh, Dave O'Keefe, Judy Patton, Addi Greer, Lesley Burroughs, Linda Lebo, Robert Soniat, Bonnie Weathers
- 2. Verification of Quorum (At least 3 Board Members): Yes
- 3. Call to Order: 6:08 PM
- 4. Owner's Forum
 - a. Lydia & Randy Rapp had questions regarding the Bridge Court Easement. Jeff clarified that the bridge will be placed over the irrigation ditch that crosses through the easement to the river, not over the river to Picnic Island. Julene explained that the POA will work with the Rapps to determine what they would like to have done to create a clear path to keep pedestrians on the easement and off of their property (mulch path, split rail fence, etc.).
 - **b.** Addi, Dave, and Bonnie expressed sentiments regarding the cost of the bridge and agreed that they would have liked to have seen this amount of money spent on something else. Addi suggested that some money be spent to plant trees.
- 5. BOD Meeting Minutes from 9/12/23: Approved.
- 6. Financial Report (Treasurer: Robert Ricketts)
 - a. Balance Sheet
 - **i.** Operating Fund: \$26,196.23
 - ii. Legal Reserve Fund: \$49,404.15
 - **b. Budget vs. Actual YTD:** The POA is under budget for the current fiscal year.

- **c. Proposed 2024 Budget:** Julene made a motion to approve the budget, Jim seconded. Approved.
- 7. Architectural Report (Board Representative: Jeff Hester)
 - a. Out of Meeting (Email) Approvals:
 - i. On 9/18/23 via email, the Board approved a new roof at 642 Harman Avenue.
 - ii. On 9/28/23 via email, the Board approved a deck addition at 533B Alpine Drive.
 - iii. On 10/2/23 via email, the Board approved a retroactive permit for a garage at 78 Tejas Place.
 - iv. On 10/12/23 via email, the Board approved a request for removal of a tree along the river at 73 Little Beaver Place.
 - v. On 11/8/23 via email, the Board approved a request for new garage doors at 394 Swiss Village Drive.

8. Committee Updates

- a. River Improvements Committee (Committee Leader: Dave O'Keefe / Board Representative: Jeff Hester)
 - i. Owner Responsibility for Easement Maintenance: The BOD agreed that the Stipulated Judgment & Decree determines river easement maintenance as the homeowner's responsibility.
- **b. Gravel Pit Committee** (Committee Leader: Dave O'Keefe / Board Representative: Breanna Pitcher)
 - i. Dave gave an update about his recent meeting with Breanna Pitcher and Josh Peck from the Forest Service. The gravel pit location on Jackson Mountain is not completely off the table. CPW is still conducting their study and we will have more information once that is completed.
 - Dave said that Josh Peck expressed some concerns about ongoing illegal trail maintenance occuring on Jackson Mountain. SunDee suggested that some signs are placed at the gates leading to the area and will send a reminder in the next newsletter.
- **c.** Fiber Committee (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)
 - i. No updates.
- d. Capital Improvements Committee (Committee Leader: Hannah Yankelevich / Board Representative: Breanna Pitcher)
 - i. Bridge Over Stream @ Bridge Court Easement (Jeff Hester)
 - 1. On 10/16/2023 via email, the BOD unanimously approved a quote for \$10,603.00 for a rolling boat bridge from Rolling Boat, Inc.

ii. Jeff would like to explore the cost and placement of trees in the area around the pond.

9. New Business

a. Plan Budget & Annual Meeting

- i. The Budget & Annual Meeting will be held via Zoom on December 12, 2023 @ 6:00 PM. The Annual Meeting date was changed to December 5, 2023 @ 6:00 PM.
- ii. The ballot will be mailed and the BOD will also consider online voting, depending on the cost. SunDee will research options. *The BOD decided to do an online vote only after research.*

10.Old Business

a. Common Elements Maintenance

- i. The BOD needs to hire someone to complete regular maintenance on common elements such as emptying the dog waste stations. SunDee will put out a notice in the next newsletter to see if anyone in the community is interested in the job. Julene suggested asking Elite if this is a service they could perform.
- **ii.** Jeff has facilitated the planting of trees at Scott's Gate and also placed a sign directing people to stay off of private property.
- **b.** Easement Amendment to Allow E-Bikes Approval (Jeff Hester): Terry Boehrer approved of the final draft. SunDee will acquire the final draft from the attorney and send it to Jeff for signatures and recording.

11. Violations & Delinquent Accounts Report (Executive Session)

a. The BOD approved sending all accounts which still have not paid the 2023 annual dues to our attorney for collections.

12.Adjournment: 7:06 PM