



**Board of Directors' Meeting Minutes**  
**Tuesday, February 11, 2025 @ 5:00 PM**  
**Via Zoom**

1. **Attendance**
  - a. **Board of Directors:** Jim Miller, Breanna Pitcher, Robert Ricketts
  - b. **Manager:** SunDee Jones
  - c. **Owners:** Cash & Rae Greathouse, Chris Quillin, Ed Matlack, Mary Ann Camacho, Bonnie Weathers, Kevin Dickerson
2. **Verification of Quorum (At least 3 Board Members):** Yes
3. **Call to Order:** 5:13 PM
4. **Owner's Forum:** Mary Ann asked who she should contact regarding moving a main sewer line on her property. She was referred to contact the Metro District.
5. **Approve BOD Meeting Minutes from 9/10/24 & 11/12/24:** Approved. (Breanna, Robert, All)
6. **Financial Reports** (Treasurer: Robert Ricketts)
  - a. **Balance Sheet**
    - i. Operating Account: \$94,902.20
    - ii. Reserve Account: \$26,730.82
  - b. **Profit vs. Loss:** The POA has not had very many expenses since we are only a month and a half into the year. The POA is under budget.
  - c. Jim asked SunDee to prepare reports showing a financial overview of 2024 for the next meeting.
7. **Architectural Report** (Board Representative: Jeff Hester)
  - a. **Adding Erosion Guidelines to Architectural Process:** TABLED
    - i. Need to Check for County Requirements
    - ii. Possible Requirement - Drainage Plan/All sediment must be kept on the property during a home build.
  - b. **Fence Request @ 124 Descent Drive:** Jim asked for more time to review the request and see if any of the neighbors have concerns about the fence style and height.
  - c. **Siding Request @ 105 Monkshood Drive:** The Board discussed the request for all metal siding with the owners at 105 Monkshood Drive. Jim

will coordinate a phone call between himself, the owners, and Jeff Hester to discuss the details of the project before moving forward.

**d. Out of Meeting Approvals:**

- i. On November 27, 2024, the Board approved a variance request for a pre-existing setback at 304 Harman Avenue.
- ii. On January 13, 2025, the Board approved an application for additions to the home at 452 Red Ryder Circle. A variance request for a covered deck was also approved.
- iii. On January 23, 2025, the Board approved an application for replacement of the back deck at 38 Red Ryder Circle.

**8. Committee Updates**

- a. **River & Pond Improvements Committee** (Committee Leader: Dave O’Keefe / Board Representative: Jeff Hester): The Southwest Conservation District was awarded the Bureau of Reclamation grant that will fund the river improvements project.
- b. **Fiber Committee** (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher): Breanna needs more volunteers to help out on this committee. Breanna has been in contact with Xstream, a company that offers fiber install, but San Juan River Village would act as the service provider. Breanna will continue gathering more information. Specific questions that the Board had for Xstream:
  - i. Who covers maintenance of the fiber infrastructure?
  - ii. What is the minimum number of homeowners needed to sign for the service?
  - iii. Should the Metro District be the service provider?
  - iv. Are there reviews/references for other rural POAs that use Xstream?
- c. **Capital Improvements Committee** (Committee Leader: Hannah Yankelevich / Board Representative: Breanna Pitcher): Breanna needs more volunteers to help out on this committee.
  - i. **Shade Structures at Rainbow Lake:** SunDee will reach out to Julene to gather any information on shade structures that she researched before she moved away from the community and left the Board.
  - ii. **Playground at Aspen Pond:** Breanna has some playground quotes that she will be reviewing soon.
  - iii. **Add Fencing to Bridge Drive Easement:** TABLED

**9. New Business**

- a. **Board Appointments & Positions:** All Appointments & Positions approved. (Robert, Breanna, All)
  1. **Jim Miller - Acting President.** Appointed until the 2025 election. President to be elected in 2025 until 2028. 2 year terms thereafter.

2. **Breanna Pitcher - Secretary.** Appointed until the 2025 election. Secretary to be elected in 2025 until 2027. Two year terms thereafter.
  3. **Robert Rickets - Treasurer.** Treasurer to be elected in 2025 until 2027. Two year terms thereafter.
  4. **Jeff Hester - Board Member.** Appointed until the 2025 election. Board Member to be elected in 2025 until 2026 & elected in 2026 until 2028. 2 year terms thereafter.
  5. **Open Position - Board Member.** SunDee will request that interested candidates email a letter of interest by the next Board Meeting. To Be Appointed at the March meeting until the 2025 election. Board Member to be elected in 2025 until 2026 & elected in 2026 until 2028. 2 year terms thereafter.
- b. **Annual Picnic / Fish Stocking / Annual Dumpster Coordinator:** Jim offered to take over these tasks.
  - c. **Metro Requests: STR Bathroom Posting & Guidebook Addition:** The Board agreed with the Metro District's requests to add a page to the guidebook regarding what is acceptable to flush. The POA will also add a requirement to the STR Guidelines that owners post a sign in each bathroom about what can be flushed. Breanna can make a template for owners to print.
  - d. **Liability for River Corridor:** TABLED
  - e. **Approval for Draft Limited Amendment & Vote Regarding STR Registration Requirement:** TABLED. SunDee needs to edit the letter to the residents and get clarification on requirements from the attorney. The Board may want to add an amendment to allow the POA to continue to charge assessments annually.
  - f. **Approval for Draft Collections & Contact Info Policies:** TABLED
- 10. Old Business**
- a. **Bears & Trash Bins:** TABLED
    - i. Need to define "bear-proof" / Certified bear-proof bins
    - ii. Goal is to approve three different structures that owners without garages/sheds could buy or build to keep bins in
  - b. **Fencing Repairs:** TABLED
  - c. **Adding Audiovisual Equipment To Meeting Room:** TABLED
  - d. **Updating Community Plat:** TABLED
  - e. **Out of Meeting (Email) Approvals:**
    - i. On 9/14/24 via email, the Board approved having our attorney update our collections policy to be in line with current colorado laws.
    - ii. On 10/23/24, the BOD approved a quote for liability insurance from Farmers Insurance.
- 11. Other Business/Announcements**

- a. **Letter From Josh Peck:** SunDee will share a letter with the community regarding the finalization of the Jackson Mountain Landscape Project, which does not include the gravel pit that was originally proposed.
- b. **Budget Line Items:** The Board agreed that the Reserve Fund for Capital Improvements line item in the budget should remain undetailed in the budget. Specific projects and costs will be shared with the membership as they are approved.

**12. Executive Session:** 6:37 PM

- a. The Board reviewed the Violations & Delinquent Accounts Report

**13. Adjournment:** 6:42 PM