

2017 San Juan Vista Landowners Annual Meeting

The meeting was held at Lot 2 (Ames residence) at 9:30 on Monday, July 3rd, 2017.

SJVLOA Board members present: Brain Rogers, Tim McGrady, Ted Moews, Holly Smith, Bill Young.

Total people present were 41: 37 lot owners, 4 guests, with 27 lots represented.

The 2016 meeting minutes were read by Holly Smith (Secretary) and approved by unanimous vote.

The Treasurer's report was presented by Tim McGrady. Copies of the Association's current financial reports were distributed to all at the meeting. Tim discussed revenue and expenses for this year, last year, and the year coming. 93% of the lot owners have paid their 2017 dues. He expressed his appreciation to Cradle Park lot owners who made voluntary contributions. The Treasurer's Report is available to SJV landowners upon request via SJVLOA.com contact info. Tim, proposed to maintain the current dues of \$300 for next year. Maintaining this rate allows SJV to have a reserve for future road and culvert maintenance needs. Upon legal review, the Board noted that a Covenant modification was not required to enable the Association to build a reserve fund. A motion was made to keep the dues at \$300, motion was seconded, and approved unanimously by the lot owner attendees.

The road report was presented by Brian Rogers. He confirmed that the Willow Road route is the official snowmobile route established through Last Dollar Ranch. The SJV Board has a verbal agreement with Hastings Mesa to use the same excavation company to reduce costs of mobilizing equipment in/out of the area for snow plowing. Bill and Brian have been using the water tank to flush the culverts. The beaver pond area along Alpen Glow appears stable and does not require additional maintenance at this time. Several other roads and culverts are continuously monitored (e.g. Karnowski) and repairs will occur as needed. Lot 53 culvert for LDR irrigation ditch is SJVLOA responsibility and required repairs last summer.

Ted Moews discussed well permits and irrigation rights. SJVLOA has 15/257th provisional rights for personal use only. SJV must routinely confirm due diligence that we are utilizing our rights. Any lot owner who drills a new well should notify Ted Moews with the well information so that it can be filed and converted from provisional status to

permanent status. This is a valuable right. A 15 gal/min max is allowed, which can be regulated by a meter. If you have recently purchased a lot, you should file a claim with the state to change the well rights into your name. The lot owner will need the lot parcel number (San Miguel County) and your well permit number (State). Each lot is allowed only one well/lot.

Bill Young presented the weed report. Pointing out that it is Colorado law for each property owner to control noxious weeds such as Canadian Thistle on their own lot. SJVLOA takes responsibility for weed control along the easements and right-of-ways, spraying herbicide 30 feet on each side of roadways. Lot owners may contact Back Country directly, or contact Bill Young, to arrange for spraying of individual lots. The property owner will be billed by Back Country for spraying. To perform the weed spraying yourself, consider using Milestone concentrate. There are lots with considerable weed growth. SJVLOA Board will contact the lot owners to encourage them to use one of these options to spray the weeds. SJVLOA has a backpack sprayer, and a weed eater. Contact Bill Young or Holly Smith if you want to use the sprayer or weed eater. We would like to encourage Cradle Park residents to control weeds also.

A request was made for volunteers to assist with maintenance of our easement access to the National Forest and our SJV right-of-way. A sign-up sheet was provided.

Holly Smith discussed the details concerning Fire Safety and the importance of Fire Safety in our area. She covered campfire safety as well as controlled burns. She reminded lot owners to ALWAYS call San Miguel County Sheriff dispatch prior to and after burning. Holly stressed the importance of dousing any fire with water until the debris is cold to the touch. The information with links and phone numbers is posted on our Web Site.

Speed control. Please try to stay in the 20-25 mph range. Remind your guests and contractors to slow down.

Walk in items:

- A resident asked if other residents could recommend contractors for clearing trees. Back country vegetation has a division that handles clearing of large trees. Another residents had used Brett Hewitt, but not sure he is available anymore.
- A resident submitted a concern regarding the use and potential mis-use of secondary structures on lots. The discussion confirmed that county restrictions should prevent mis-use of secondary structures, however, a concerned resident may need to make the county aware of the issue. An attendee mentioned that real estate sales and values may be impacted by lots with “urban sprawl”. The Board confirmed that there

are no limits to the number of structures, or size, per lot. Lot owners at the meeting expressed concern for the number of structures and type, e.g. storage containers, trailers. Dick Ames requested that the Board consider a change to the covenants to address the issue. There was a lot of discussion regarding what options the Board may/may not have to alter the covenants that could be enforced. SJVLOA has limited enforcement capabilities. Dick Ames suggested that a letter be sent to all landowners advising them that storage containers are not allowed in SJV. He volunteered to draft the content of the letter and will send it to the Board for consideration. Other residents suggested wording for a possible covenant change, such as “storage containers should not be visible from the road. Could be screened by vegetation or fencing?”, etc. The majority comments were that lot owners are reluctant to introduce architectural requirements or a total ban on storage containers.

Nominations for two open Board member positions were held. Brian Rogers and Tim McGrady were nominated to continue in their roles as President and Treasurer, respectively. No others nominations were made. The nominations were seconded and nominations were closed. The nominations for Tim McGrady and Brian Rogers were approved by unanimous vote.

Tim mentioned that San Miguel County may be able to provide SJV with an AED unit when grant money is available to do so. SJV residents expressed an interest in this type of resuscitation device being available. No other information is available at this time.

Brian Rogers reminded residents that a winter rescue toboggan is available at Rogers’ open shed.

Fire Tanker demo was presented by Bill Young. The 400 gal tank and pump is on a trailer and available to any SJVLOA member for use in SJV for fire control. The fully loaded tank trailer weighs approx. 2800 lb. Bill described how to operate the unit. It will be kept on the Forest Lane cul-de-sac. Contact Bill Young/Holly Smith for help in getting it placed on your lot for a controlled burn or an emergency (always call 911 for emergencies first).

Those present expressed appreciation to all the Board members for their efforts on behalf of SJV.

There being no additional business to discuss, the meeting was adjourned.

Respectfully documented and submitted by Holly Smith (Secretary)