

2018 San Juan Vista Landowners Annual Meeting

The meeting was held at Lot 2 (Ames residence) at 9:30 on Monday, July 1st, 2018.

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

Total people present were 42: 39 lot owners, representing 24 lots, and 3 guests from the Cradle Park community.

The 2017 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 2018 as compared to last year (2017) and projections for 2019. 96% of SJV lot owners have paid their 2018 dues. He expressed his appreciation to Cradle Park lot owners who make voluntary contributions. A more aggressive collection of overdue Dues and Fees (via reminder letters, payment plans, etc...) has increased the cash inflow this year. The Treasurer's Report is available to SJV landowners upon request via SJVLOA.com contact info. The Treasurer presented estimated cash flow scenarios for 2019 using Dues rates of \$250, \$275 or \$300 and the possible outcomes were discussed. Maintaining the \$300 rate allows SJV moderately increase the annual grading budget or to moderately increase the reserve for future road and culvert maintenance needs. \$275 may allow SJV to break even. \$250 may incur a slight decrease in budget.

A resident suggested a building assessment to increase income and reduce the Dues fee to a constant amount. Two residents countered that the road impact fee already collects income by this approach.

A motion was made to keep the dues at \$300, the motion was seconded, and approved unanimously by the lot owner attendees.

The road report was presented by Brian Rogers. We will use a new contractor this year and a new gravel supplier with higher quality base gravel (assuming we get enough rain to allow us to grade the roads). Brian explained that the Board members observe the road conditions and traffic during the spring thaw and rainy season to determine the

highest priority areas. A resident asked about the possibility of applying dust reduction measures (e.g. magnesium chloride solution) to the roads. Brian Rogers replied that based on his investigations, such applications are cost prohibitive for 7.7 miles of roads.

Bill Young discussed well permits and irrigation rights. He explained provisional vs permanent well permits. Permanent well legal filings occur on a 6 year cycle. The next legal filing is 2019. If a lot owner has had a well drilled after 2012, please check with Ted and Bill to make sure they have the well information for filing. The total cost of the legal fees for filing the permanent status permits will be split equally among all well owners. This is a valuable right. With climate change and increased bureaucracy, residents may want to consider digging a well sooner than later.

Bill Young presented the weed report. We have had a very dry summer, but the weeds are still here and bloomed early. Spraying was completed the last week in June. He reminded lot owners that it is Colorado law for each property owner to control noxious weeds such as Canadian Thistle. SJVLOA takes responsibility for weed control along the easements and right-of-ways, spraying herbicide on each side of roadways. Lot owners may contact Rushing's Veg Mgmt directly (970-327-4179), or contact Bill Young, to arrange for spraying of individual lots. The property owner will be billed by Rushing's for spraying. To perform the weed spraying yourself, consider using Milestone concentrate. 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. Weed control details and contact info is on the SJVLOA.com website. Local tree removal/trimming services: Alpine Arborist (Placerville, 970-596-3527) or Climb! (Ridgway, 970-708-5149).

Holly Smith discussed the details and importance of Fire Safety in our area, especially during this severe drought summer. She reviewed Stage 1 and 2 fire restrictions as defined by San Miguel County and distributed fliers with the information. Holly also reminded lot owners to call 911 immediately if they detect signs of a possible fire. A 400 gal. mobile water tank trailer is available to SJV for fire control preparedness. The fully loaded tank trailer weighs approx. 2800 lb. It is stored on the Forest Lane cul-de-sac. Contact Bill Young/Holly Smith for help in getting it placed on your lot. The Fire Safety information with links and phone numbers is posted on the SJVLOA.com Web Site.

Speed control (Tim McGrady). Many lot owners are complaining about vehicles traveling at unsafe speeds on our roads. Tim asked all lot owners to please drive slowly and to remind their guests, renters, and contractors to SLOW DOWN. This is becoming a serious safety issue. An attendee asked if Speed Limit signs could be posted. There was some discussion around this suggestion, including concern about how to enforce a

speed limit. Many lot owners suggested that the signs are to notify and remind drivers to go slow, and “policing” would not be expected. Holly Smith asked for an informal show of hands for who would be in favor of/opposed to speed limit signs. A majority were in favor and no one opposed. Holly recommended that the Board develop a Speed Sign proposal to be presented to the lot owners at a later date.

Nominations for one open Board member position were held. Bill Young was nominated to continue in his role on the Board. No other nominations were made. The nomination was seconded and nominations were closed. The nomination for Bill Young was approved by unanimous vote.

A hearty THANK YOU was made to all volunteers who have participated in clean-up/improvement activities (Gate staining, tree clearing, supervising road grading and plowing). Also appreciation was expressed to the Board members for all that they do and to Janice Rogers and Kevin Rogers for their ongoing administrative and computer/website assistance.

Walk in items:

- Rentals in SJV: There has been an observable increase in lot owners renting out their properties (e.g. Air BnB, VRBO). The Board reminded lot owners that there are County requirements for rentals (inspections, permits, licenses, insurance). Any lot owner can check with the County to confirm that a rental is legal. The Board also reminded lot owners that renting out our SJV privacy comes with the responsibility to remind renters to respect our way of life, that all properties are private - no trespassing, and to **slow down** and enjoy the reason they are here.
- SJV had previously investigated the possibility of obtaining an AED unit from San Miguel County when grant money is available to do so. SJV residents expressed an interest in this type of resuscitation device being available. Emily Schneider and Tom Wiard have volunteered to look into obtaining a grant for an AED from other sources. They will provide updates as available. The Board will review possible locations that can provide year-round access, centralized accessibility, and a power supply.

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

Respectfully documented and submitted by Holly Smith (Secretary)