

2019 San Juan Vista Landowners Annual Meeting

This is a summary of the presentations and discussions and is not intended to be a verbatim recounting of the meeting.

The meeting was called to order at Lot 2 (Ames residence) at 9:40am on Tuesday, July 2, 2019. SJVLOA Board members present: Brian Rogers, Tim McGrady, Holly Smith, Bill Young (Ted Moews absent). Total people present were 29: 29 lot owners, representing 22 lots, with 0 guests.

The **2018 meeting minutes** were reviewed 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 and projections through 2019. 96% of SJV lot owners have paid their 2019 dues. A continued aggressive collection of overdue Dues and Fees (via reminder letters, payment plans, etc...) has increased the cash inflow. Due to record snowfall for the 2018-2019 season, snowplowing expenditures were more than twice our usual cost, causing a Net Loss of \$1576 for the year. However, with continuation of the \$300 annual dues in 2020, the budget should be in the "net gain" category. The Treasurer's Report is available to SJV landowners upon request via SJVLOA.com contact info. 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. The contractor we are using did a good job grading the roads last year which resulted in the roads successfully draining the snowmelt. Road grading was completed July 1 this year. Brian explained that the Cradle Park stretch of San Juan Vista Road was our highest priority area this year with focused application of road base gravel. Next year the focus will be on the San Juan Vista Loop road. The Leopard Creek culvert area near Forest Lane will be cleared of gravel and the culvert at the north end of the loop near the winter easement access road will be cleared of vegetation and soil in preparation for high snow melt and monsoon season rains.

Holly Smith discussed the passage of **SJVLOA Covenant Article 4 revisions**, regarding recreational trailers and storage containers. A copy of Article 4 text was provided to Annual Meeting attendees with the Agenda. It was also included in the 2019 Spring Newsletter. The revision was actively approved by 71% of Lot Owners (total of 91% approved active + non-active). She thanked all those who actively voted on this Covenant modification and encouraged Lot Owners to contact a Board member to work out a solution to meet compliance with Covenant Article 4.

Holly emphasized how the Board will now enforce the new Covenant Article 4 restrictions, effective immediately. She read directly from the Agenda item text:

- Recreational shelters may be temporarily placed upon an undeveloped or developed lot between April 15 and Nov 1 for no more than thirty (30) consecutive days, not more than two times in a calendar year, with a minimum of 14 days between occasions
- Container storage units that were placed on a lot prior to the Covenant Article 4 revision, must be removed or properly concealed by geographical, vegetative, or architectural screening by August 31, 2020. Contact a Board member to discuss options.
- Fines for non-compliance are \$10/day after official notification (this is SJV's standard policy for Covenant non-compliance). The Board will review the design of the "screen" for any Lot Owner affected by the Covenant Article 4 modification.
- The legal county Covenant document can be viewed at <http://www.sjvloa.com/index.php/covenants-and-policies>.

An all-season OnSite **AED unit** was purchased for SJV thanks to donations from 27 Lot Owners! The AED is located on the outside of the north side of the barn at 3284 San Juan Vista Drive (Lot#53). Jon Jones was thanked for providing a hook-up site for the AED unit! The unit will be checked monthly to ensure that it has power and appropriate supplies. Colorado's "Good Samaritan" Law extends to AED's, therefore SJVLOA and the AED site Lot Owner do not accept any responsibility for the condition of the AED, nor do they warrant its use. Training on the use of the AED unit and CPR basics were led by Dr. Sara Jager immediately after the annual meeting at Jon Jones' barn.

Bill Young discussed **Well Permits**. He explained that 2019 is the year that SJV must file for active wells (drilled and pump installed from 2013-2019) to be made absolute with the Colorado Water Court. Bill will contact all Lot Owners on record for having a well drilled after 2012 to invite them to join in a group filing for absolute well rights. 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. Well Owners must respond to the email or USPS letter by Aug. 31, 2019 to participate. Bill also noted that new Lot Owners should file to change the owner name on their well. He will send a message with instructions to Lot Owners if the name on the well permit does not match the Lot Owner name.

Nominations for two open Board member positions were held. Holly Smith and Ted Moews were nominated to continue on the Board. No other nominations were made. The nominations were seconded and nominations were closed. Holly Smith and Ted Moews were approved by unanimous vote.

Bill Young discussed **Weed Spraying** that will begin in early July. He reminded lot owners that it is Colorado law for each property owner to control noxious weeds such as Canadian Thistle and Ox-eyed Daisy. SJVLOA takes responsibility for weed control along the easements and right-of-

ways, spraying herbicide on each side of roadways. A Lot Owner asked if “mechanical” weeding by cutting down the weeds was a viable alternative to spraying. The response was that cutting down the weeds may make the weeds multiply in the long term, however, cutting them before they go to seed is useful. 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 information was included on the Agenda handout.

Holly Smith discussed the details and importance of **Fire Safety** in our area. She referred to the Fire Safety information handouts with links and phone numbers that are posted on the SJVLOA.com Web Site. Holly reminded lot owners to call 911 immediately if they detect signs of a possible fire. She emphasized the importance of checking for Red Flag Warnings and County Fire Restrictions before lighting any fire by calling the Sheriff’s Dispatch or checking websites listed in the handout. The SJV area has considerable standing dead and dry timber, so even on a “wet” year, we are still at high risk for wildfires. A 400 gal. mobile water tank trailer is available to SJV for fire control preparedness. A vehicle with a towing capacity @4500 lbs is needed. It is stored on the Forest Lane cul-de-sac. Contact Bill Young/Holly Smith for help in getting it placed on your lot. Holly referred Lot Owners to the West Region Wildfire Council (WRWC) Cost Share Program for assistance in removal of woodland fuels for fire mitigation. A question was asked regarding community chipping this summer. No plans are in place for community chipping, however, SJVLOA will apply for WRWC “Community Chipping” program next year.

Speed control was a high priority topic at last year’s meeting and again this year. Holly Smith summarized the speed control measures that the Board has put in place including speed limit signs and speed bumps. A couple of Lot Owners reiterated that vehicles are traveling at unsafe speeds on our roads. Holly 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. A Lot Owner expressed concern regarding SJVLOA liability for any accidents caused by the speed bumps. The Board agreed to confer with a legal consultant regarding this concern.

A few **community concerns** were discussed: Bill Young communicated to the Lot Owners that due to an increase in complaints regarding **rental** traffic and behaviors, the Board will confirm with San Miguel County that a SJV Lot listed on a rental website or classified ad meets the county requirements (license, permits, inspections, insurance).

Brian Rogers emphasized respect for **private property** in SJV, Cradle Park, and along the Winter Easement through Last Dollar Ranch (Spitfire). There are no “open spaces” in SJV and although an open meadow might look fun to drive/ski around on - don’t do it at any time of year. It is owned by someone and is private property. This includes pulling someone behind a snowmobile on a sled, board, or skis - If the person is swinging outside of the track, they must stay on the SJV road or easement. Please don’t trespass.

Brian also reminded Lot Owners to practice **firearm safety** at all times. The discharge of firearms at night or without protective backstops to prevent stray bullets is reckless behavior and highly discouraged! Firearms may not be discharged on SJV roads or cul-de-sac areas.

Bill Young provided information regarding the snow **plowing of private driveways**. Our snowplow operator is supervised by SJV volunteers who mark the roads to guide the plow. These volunteers do not know which Lot Owners might come to their property during the “in-between” season (after plowing where the roads are still snow & ice covered and there is still considerable snow on properties). Plowing a snowmobile ramp or a parking space at all 82 lots would be cost prohibitive. Therefore, to accommodate Lot Owners who plan to come to their property during the in-between season, a form will be created that a Lot Owner can submit to the Board to request one of 3 options: 1) plow a ramp that will allow a snowmobile to transition from the road to the driveway (at no cost to the Lot Owner), 2) plow a parking space “pull-out” into the driveway (at no cost to the Lot Owner, 3) plow the driveway, provided that the Owner clearly marks the driveway area and any obstacles and will be present on the day of plowing (Lot Owner agrees to pay the cost of the plowing time and releases SJVLOA and the plow operator of liability). The form will be available on the SJVLOA.com website and a reminder will be in the Fall Newsletter.

There were no Walk-In items.

A sincere THANK YOU was made to all volunteers who have participated in clean-up/ improvement activities (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.

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

Respectfully documented and submitted by Holly Smith (Secretary)