

2020 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 Sunday, July 5, 2020. SJVLOA Board members present: Brian Rogers, Holly Smith, Bill Young, Ted Moews.

36 attended representing 28 Lots. All attendees were asked to wear masks as a COVID-19 precaution and masks were provided.

The **2019 meeting minutes** were reviewed by Holly Smith (Secretary) and approved by unanimous vote.

Treasurer activities Outsourcing: The Board presented a proposal for discussion regarding the outsourcing of some Treasurer activities such as collection of dues, handling of invoices and distribution of payments.

As Tim McGrady has transitioned off of the Board after serving as Treasurer for SJVLOA for 9 years, we thanked Tim (in absentia) for his diligent and exceptional service to SJVLOA. With Tim's departure, the Board has realized that the role of Treasurer has evolved into requiring more time and effort than a "volunteer" Board member would wish to spend. Collection of Dues, contacting Lot Owners re: delinquent dues, filing State and Federal forms as a non-profit entity, etc... The Board investigated potential outsourcing companies and found very few local options. ASAP, based in Telluride, has shown the most interest in our business and has drafted a proposal for consideration: 1 year contract at \$3600/year with an initial \$250 set up fee which includes an electronic account that allows Lot Owners to monitor their payments and allows the Board to monitor income & expenses. Additional fees would apply for additional services such as liens on Lots for delinquent payments. The base cost equates to <\$50 / Lot. The intent is that the Board will continue to assign a Treasurer whose responsibilities will include oversight of the management company. The Lot Owners in attendance supported the proposal to pursue the outsourcing of Treasurer activities and supported an increase in dues to cover the additional cost.

The **Treasurer's Report** was presented by Brian Rogers (Acting Treasurer). Copies of the Association's current financial reports were distributed to all at the meeting. Brian discussed revenue, expenses, delinquent payments, and financial projections through 2020. 95% of SJV lot owners have paid their 2020 dues. We are actively pursuing delinquent payments through late fees and liens on property.

Brian recommended \$300 annual dues in 2021 to maintain our current budget "as is". He advised that if we outsource Treasurer activities and do not take money away from the road

fund, that \$350 annual dues would be necessary. A motion was made, and seconded, to approve the Treasurer's Report. The Treasurer's Report was approved unanimously. A motion was made in support of a 2021 annual dues amount of \$350/lot with the caveat that we use the additional \$50 to fund the outsourcing of Treasurer activities. The motion was seconded and was approved by majority vote with 1 Lot in opposition. The Treasurer's Report is available to SJV landowners upon request via Board@sjvloa.com.

The **Road & Culvert Report** was presented by Brian Rogers. Road grading was completed July 3 this year. A few loads of road base added to the San Juan Vista Loop road and Cradle Park. Two culverts will be installed: one on Cradle Park roadway (replace a failed culvert) and one along SJV road intersection leading towards Fox Lane.

Well Permit Update was presented by Bill Young. The legal application for active wells (drilled and pump installed from 2013-2020) to be made absolute with the Colorado Water Court was completed. The total cost of the legal fees for filing the permanent status permits will be split equally among all well owners involved in the filing. Bill also noted that new Lot Owners should file to change the owner name on their well.

Nominations & Voting for two open Board member positions were held. Brian Rogers was nominated and unanimously approved to continue on the Board. Nominations for new Board members included: Justin Jager and Matt Davis.

There was a discussion to increase the number of Board members from 5 to 6 in order to add both nominated persons onto the Board. The advantages & disadvantages of a 6 person board were discussed. A motion was made, and seconded, to keep the Board at 5 members. Lot Owner attendees voted 17 in favor and 8 opposed. A 5 member Board was approved. As a reminder, our Covenants require a minimum of 3 Board members, but do not restrict a maximum number. Voting results for Justin Jager were 18 in favor with 0 opposed. Voting results for Matt Davis were 8 in favor and 0 opposed. Therefore, Justin Jager was approved to the Board by majority vote.

Weed Spraying: Bill Young 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. This occurred on July 2nd.

Lot owners may contact Rushing's Vegetation Management directly (970-327-4179) to arrange for spraying of individual lots. The property owner will be billed by Rushing's for spraying. To perform the weed spraying yourself, SJVLOA has a backpack sprayer, and a weed eater. Contact board@sjvloa.com.

Fire Safety: Holly Smith reminded lot owners that Fire Safety information handouts with links and phone numbers are posted on the SJVLOA.com Web Site. Holly reminded attendees that we are under County-wide Fire Restrictions, prohibiting open burning. When not under Fire Restrictions or not on Red Flag days, always call the San Miguel County Sheriff's dispatch

before lighting any fire. 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 board@SJVLOA.com to have the water tank delivered to 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. SJVLOA applied for WRWC "Community Chipping" program, the requirements were too restrictive for our community at this time.

Speed control has been a high priority topic. Holly Smith thanked Lot Owners for their efforts in slowing down when driving SJV roads. She also asked all lot owners to please drive slowly and to remind their guests, renters, and contractors to SLOW DOWN. This has become a serious safety issue. Speed bumps will be installed in response to complaints.

Community concerns: Bill Young reminded Lot Owners that the Board is complaint-driven, responding to Lot Owners concerns and complaints on an as needed basis. SJVLOA has an Enforcement Policy that can be reviewed on the SJVLOA.com website.

He also reminded Lot Owners that the Board has implemented a driveway snow plowing request process and the request form is on the SJVLOA.com website. A reminder is always included in the Fall Newsletter. Ramps and "pull-outs" are at no cost to the Lot Owner. Private Driveway plowing is charged per the contractors cost/hr.

Walk-In items: Brian noted that there have been complaints regarding parking on the road and he encouraged Lot Owners and their guests to park in their Lot driveway and to not block the roads or access to other Lots.

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)

Reviewed & Approved by the SJVLOA Board members:

Brian Rogers, President

Justin Jager, Vice-President

Bill Young, Treasurer

Holly Smith, Secretary

Ted Moews, Member At Large