

# 2021 SJVLOA ANNUAL MEETING

2021 Annual meeting of the San Juan Vista Landowners Association was called to order at 9:43am by Brian Rogers, President. There were 46 attendees, representing 26 SJV Lots and 2 Cradle Park owners. The 2020 SJVLOA Meeting Minutes were presented by Brian Rogers, Acting Secretary, and approved. Brian Rogers thanked Carol and Dick Ames for hosting the meeting.

President, Secretary, and Treasurer Reports and Weed Control update were all presented by Brian Rogers. The treasurers report gave an update on the 2020 expenses which included Plowing \$7000, Grading \$14,817 and Attorney's Fees.

Brian urged everyone to control their speeds as this has been an increasing problem in San Juan Vista. In addition, there have been some property trespass cutting trees without permission by those who were not aware of the private property lines.

Brian urged everyone to need to own a chainsaw to remove fallen trees from Roads and driveways. Brian also discussed the fire, response time for emergency services, and Automatic Electronic Defibrillator (AED) location. Easement issues and associated parking were then discussed.

Brian then asked if there were any new issues.

Park Brady stood and spoke to the parking problems on Overlook way, property trespass, and non-owner access to the Wilderness. He stated he had received an E mail accusing him of trespass on the East Platted area identical to the one at Overlook way. He had hired an attorney to protect himself and learned that there is no recorded easement for the owner access that is presently being used by SJV to access the wilderness. The present access being used by SJV is on property is owned by the Brady's and the Pryor's. It is on the SJV plat with no recorded Easement and is identical to the plat drawing on the East side of SJV. He stated that he and the Pryor's had no intention of closing the existing use but felt that access on the East side is identical and has been used by owners for years. The only difference is that the East side access has not been maintained but could easily be improved. The owners on the East side would not have to go over to the present access to get to the Dallas Trail. Brady also pointed out that there is an existing trail from the Dallas trail that has been in place for years that comes to within 1000ft of the SJV plat. He also had sent a letter to the Board from the Telluride fire district that there should not be parking at the Cul De Sac overlook way due to access by fire equipment. Justin Jager who is an owner of the East side Plat disagreed with the Brady attorney interpretation and felt that the SJV owners had no right to use this as access. Most present wanted access to that Forest Rd. Easement but want Board to get this matter settled. The access issue was left to the Board to follow up and decide.

Brady also brought up another problem as regards the access issue. Many people who were not owners were using the present access. In addition, owners were sending friends up to use the access even though they were not staying in San Juan Vista. Brady equated this to someone in a Condominium community offering access HOA to pool, fitness, and other amenities to

others who were not staying on property. The wilderness access is something that is very special, limited, and provides value to all the SJV properties. He suggested that the Board should consider limiting access to Owners, Family of Owners, and Renters only. Owners should not be giving access to friends, contractors, etc. Most of those present felt the Board should address this issue.

On the parking an agreement was reached and approved by vote to limit parking to four marked spaces on the Overlook Way Roadway below the Cul de Sac. A sign informing of Limited Parking will be created and installed on Overlook Way and SJV Loop Rd intersection as will parking spot signs created and installed. Jeff Wetteland, Park Brady, and John Pryor would together to complete this action.

Two vacant Board member positions existed due to Bill Young and Holly Smith selling in April. Three owners volunteered to be considered for the vacancies and were seconded. A written, secret ballot (one per Lot) was conducted. Results were tallied by Brian and Janice Rogers, Jeff Wetteland and Park Brady were elected. Meeting was concluded at 11:41am.