

**SAN JUAN VISTA LANDOWNERS ASSOCIATION
ANNUAL MEETING, JULY 5, 2015
AT THE KINGS LOT 1, STARTING 9:30 AM**

AGENDA

- Open meeting / Establish quorum – Brian Rogers
- Introductions
- Old business - - - Minutes of last year's meeting - Allen Hooper
- New Business -
 - Weed report - Ron King
 - Road / Culvert / Misc Report - Brian Rogers / Ted Moews
 - Last Dollar Gate area work
 - Yearly grading operations
 - Culvert Issues:
 - Sinkhole on road in Cradle Park
 - Culverts under SJV Road near Kraft's Lot
 - Culverts under SJV Road at Beaver Pond area
 - Culverts under SJV Road near Leafstrand / Ashworth Lots
 - Other Culvert issues
 - Winter Access Easement (Willow Road) - Last year's use /
future
 - Treasurer's Report. - Tim McGrady
 - Dues Level Voting for Year 2016 - Brian Rogers / Allen Hooper
 - Election of one (1) board member - Brian Rogers / Allen Hooper

- Other new business
- Adjournment

Meeting Minutes are as follows:

Attending the meeting were all Board Members: Brian Rogers, Ted Moews, Tim McGrady, Ron King and Allen Hooper. Total people attending the meeting were 36 people representing 25 SJV lots and 2 Cradle Park Lots. See attached sign in sheet.

Tim passed out a meeting agenda to all those present.

Old Business: Meeting minutes of the 2014 annual meeting were read by Allen Hooper and approved by the Board and membership.

New Business:

Weed Report – Ron King. Weeds will be sprayed by Back Country July 20th. Anyone who wants their lot sprayed should contact Bill Young. To date only three people have called to say they want their weeds sprayed. Back Country will provide you with a quote and bill you directly. Please do not pull or try to dig up Canadian Thistle. Spray it or cut and bag it.

Ron announced that we will resign his position on the Board. Special recognition goes out to Ron for serving 11 years on the Board.

Road report – Ted Moews. All the culverts put in 40 years ago have a 40 year life expectancy. Thus, they need to be replaced.

This Year ...Brian explained the work taking place near the Kraft's two culverts. Tomorrow they will deliver the two new culverts and they will be replaced. In addition "I" beams will be driven into the creek bed to help logs from clogging up the culverts. Brian will call the company to see if they could provide one large oval culvert and the expense. Mr. Robins explained that his house floods when the culvert gets clogged and water comes over the road. He also said he may be

willing to pay the additional cost of the oval culvert. Brian will advise Mr. Robins with the dollar amount when he gets it.

Brian explained the work planned for Cradle Park Culvert this year.

Brian explained the work taking place at the Cradle Park Gate. All said and done it will cost us approx. \$1,200 to clean out the drain and have that gate back to normal. The gentleman who broke the gate is paying for all those related expenses. Ed Andrews offered to donate \$100 towards the Cradle Park Gate. He also said Mark Bush does good road work if we need other bids.

A motion was made and 2nd and unanimously approved to proceed with this year's planned road improvements.

Next Year ... Brian explained the work planned to improve the culvert near the Beaver Ponds.

Brian explained the problem of the Culvert near Leafstrand's lot. Keeping an eye on it. Maybe two years away from having to replace it.

Winter Easement proposal - Brian Rogers. Brian explained that Mr. Lewis' general manager suggested moving our winter easement to the original easement on Willow Road. After one year of trying the new easement, all those who used it liked it better than our current easement. A motion was made and 2nd and unanimously approved the Board to send Mr. Lewis a letter indicating that we were interested discussing this further.

Treasurer's report was made by Tim McGrady. Itemized report was passed out along with three options for annual dues discussion. A very through transaction report. Only two lots of 82 were delinquent on annual dues. Cradle Park residents were sent a letter requesting voluntary funds of \$100 for road maintenance. Approx. half have already sent in contributions some paid more than asked. Treasurer's report (attached) was passed out and reviewed for comments.

Motion was made and seconded to raise the annual dues amount at \$300.00 per lot for 2016. Membership unanimously approved the motion. The increase was to mainly cover the cost for road repairs and possible legal costs involved in the changing the winter easement. The hope is to return annual dues to around \$225 in 2017.

Nominations were open to fill Ron King's Board position.

Nominated and seconded was Bill Young. Being that no other nominations were voiced. A motion was made, 2nd and unanimously approved to close the floor for nominations. Bill Young was unanimously approved as a new Board member effective immediately.

Bill agreed to supervise a work day July, 18th at 9am at the overlook to clean up the easement trail leading to the National Forest.

At this time a motion made and seconded to adjourn the meeting. All approved and the Annual Meeting was adjourned.

A Board of Directors meeting was held immediately following the annual meeting with all Board members present to select Board positions. Positions are as follows:

Brian Rogers – President

Ted Moews – Vice President

Tim McGrady – Treasurer

Allen Hooper – Secretary

Bill Young – Weed Control