

## DMCA Meeting Minutes

9/11/17

### Board Meeting

6:30 PM meeting called to order.

Board Members Attending: John Young, Gordon Mull, Tom Seaman, Bill Lindler by phone to discuss and vote on water usage fee issue;

Others Attending: Rick Taylor

1. John noted that he had met the new owners of the Godby property and that they had mentioned that they own a "Tiny House". They asked whether, if they were to put it on a permanent foundation, it would be approved. John indicated probably not. Kent and Bill had met with them as well and directed them to the CC+R's on the DMCA website. Apparently it is being stored in Montrose. Rick noted that their names are Liz and Dave, and that they had asked him about possibly building a garage on the property. Rick told them about the 3-structure limit and directed them to the website.
2. Gordon asked if there were any new developments regarding the new house being built by Carolyn McAndrews. He noted that the application package that she submitted to the ACC was probably the best and most complete of any received to date. John provided a brief update on the issues that were raised in the last meeting regarding this house. The water tap and meter have not yet been installed. Darryl and John are planning to meet with the contractor when he is ready to start digging. John and Darryl will monitor that the contractor does not dig so deep that he ruptures the water line that goes across the front of the property near the road.
3. Gordon asked if the water leak near Tom Bennett's house had been fixed. It has not yet been fixed. John met with Balckford and will follow up to get the leak repaired.
4. The Minutes of the Board Meeting of June 17 were discussed. John Young noted that, as of the date of the meeting, Tom Bennett had not yet paid his annual dues. Tom will revise the minutes accordingly and John will follow up with Tom for payment.
5. John Young gave an update of DMCA's financial condition. He noted that no significant payments were made out of the operating account until \$6,920.25 was paid to Jon Pfeiffer's law firm for prior legal fees. Some discussion ensued regarding late bills from Pfeiffer. John commented that, with this most recent payment, we are all paid up with Jon Pfeiffer. John also noted that, in early September, we paid \$1,416.51 for the new chlorine pump that the Board had approved in August. With roughly \$2,616 in the operating account, John will roll some funds over from savings to maintain an operating cushion.

6. John noted that Bill is currently in arrears on his annual dues due to the lost check that was noted at last month's meeting. John has also sent Tom Bennett a note regarding his late dues together with a \$45 late fee notice.
7. Gordon noted that there has been no change on the litigation front. We have not heard anything from Jon Pfeiffer regarding Garth Valentine's objections. And Lynn LaCourt continues to be in violation of HOA guidelines due to her temporary fencing. Gordon has sent Lynn a letter noting her violation and updating the balance of penalties that are accruing. He will provide John with a copy of the letter.
8. As regards our lawsuit against Garth, Gordon noted that the courts have not as yet accepted or rejected his motions. We are awaiting the courts' decisions.
9. There was a brief discussion about the website and what happens when emails are sent to the email address listed. Incoming emails are now forwarded to Tom's email. It was decided to leave it as is for now. Rick suggested that the DMCA email address be placed next to the Board Member section of the website.
10. Gordon brought up the results of the Nightly Rental Survey. It was decided to wait until next month's Board meeting to discuss the issue when Vince is able to attend.
11. Gordon brought up the issue of insurance. John had spoken to Steve Sheu who asked if DMCA would pay the cost of his insurance. Gordon suggested that Steve get a quote and give us a revised proposal for his services that is adjusted to include his cost of insurance. Tom suggested that perhaps Val could get our insurance agent to give Steve a quote simply to facilitate the process for Steve.
12. Gordon suggested that the Annual Picnic be held at his house on Sept. 30. He and Melinda will send out invitations
13. In the Old Business category, John said that Don Daniels had requested clarification of his water usage fees. Don stated that Dave Drew had been his property manager, arranged through Judi Snelling. Apparently Dave and Judi have had a disagreement and Dave resigned as Don's property manager. Don has now hired a new property manager who has shut off the outdoor water. As a result, Don's monthly water usage is running well below his allocation. John noted that Don has done everything we had asked him to do with regard to his water usage overage, namely 1) identify the problem, 2) come up with a solution, and 3) implement it. John recommended that we waive Don's currently unpaid excess water usage fees but suggested that we maybe should impose a nominal \$200 fee. After some discussion, the Board agreed to waive his unpaid fee in its entirety. We got Bill on the phone in order to have a quorum to vote on the matter. John moved to waive Don Daniels' fee, which currently stands at \$1,654. Bill seconded. Waiver was approved unanimously.

14. Gordon recommended that, when Vince returns, we establish a water overage policy. Rick asked for information about a remote meter reading machine. John agreed to email the details to Rick.
  
15. Gordon indicated that he would call Kaylor Fence about installing the gate to our water tank. Gordon also noted that he would call Larry to see about getting the tank inspected before winter. Gordon is also going to contact Bruce Carpenter in Phoenix to see if he knows someone in our area who can inspect the tank.

The meeting was adjourned at 8:00 PM. The next meeting will be on October 9 at Vince's house.