

## DMCA Board Meeting Minutes

6/20/18

Meeting called to order at 6:10

Attending: Vince, Gordon, John, Tom, Gary, Val by phone

1) Vince noted that Rick Taylor had been hoping to attend this meeting but was unable to.

2) Continuing the discussion from the April 9 Board Meeting, there was a brief discussion about what constitutes approved investments for DMCA's savings account. Gordon moved that the Minutes of the April 9 Board Meeting be approved. John seconded. The minutes were unanimously approved.

3) A quorum of the Board of Directors of Dallas Meadows Community Association (DMCA) participated in a phone call with attorney for DMCA, Jon Pfeifer of Romney Pfeifer Law Office, to discuss the developments in DMCA's cases against Garth Valentine.

4) John provided the Financial Report. He noted that we have received dues in whole or in part from a number of members, but there are still 11 members who have not yet made payment. John will send them reminders.

John noted that Steve Scheu provides our month-end water usage reports and prepares any related bills for overages for \$100 per month plus \$10 per month to cover travel expenses. There was some discussion about ways to give him an increase including possibly paying him \$0.50 - \$1.00 for every invoice he prepares. Ultimately, we decided to pat him an additional \$15 per month for his services in preparing and sending out bills for excess water usage.

John noted that the Taylors water usage for May exceeded 30,000 gallons and resulted in an over-usage bill of \$344. Vince noted that each member is restricted under the CCR's to no more than 2,000 sq. ft.

5) Val provided the ARC report. He has received two emails from members regarding painting and one from Vince requesting approval for screening. Val had also received a request from the Taylors who would like to install solar panels on their roof. Val forwarded a copy of the request to John since he is potentially affected by any reflection or glare from the Taylor's panels. Gary noted that the height of the roof as well as the angle of the panels will determine how much glare hits John's property. Gary suggested that the Taylors consider low iron glass and an anti-reflective coating.

6) Gary noted that he will be drafting a proposal for the Board's review establishing guidelines for approved paint colors within DMCA. Vince noted that Ouray County is considering regulations for fire mitigation which will most likely include a moratorium on hardwood exteriors for any new construction. Any paint color guidelines should consider

the county restrictions on exterior materials. Gordon stated that our covenants now require colors “be cohesive and blend with surrounding structures”. Gary stated that we will want colors that will blend with our natural surroundings. John suggested “earth tones”.

7) John provided the water report. He recited the series of leaks at the site of Catherine MacAndrews’ water tap that resulted from the contractor not using the proper DMCA-approved water meter as well as the contractor not installing the water connection properly despite numerous attempts. Vince contacted Catherine MacAndrews who finally got her contractor to fix the water leaks. There was a general discussion about DMCA requiring any work relating to water lines to be done by one of two DMCA-approved contractors.

8) There was a discussion about irrigation water in the ditches. Apparently, Sam Ewing, our neighbor to the west, has a pond. He regulates the water level by opening his pipe which can lead to flooding in the ditch near Scholls and MacAndrews. There ensued a general discussion about ditch water, flow and levels.

9) Gordon brought us up to date on the pending tank inspection. The inspector will need to lower the water level in the tank to about 50%. At that point, there will probably be a 1-2 hour period when DMCA water pressure will be lower than normal, but not shut off. Vince asked for as much notice as possible.

10) Vince informed us that he had sent out a request for all members to update their contact info and let us know whether or not each approves of us distributing their contact info to all of the membership. So far he has heard back from approximately 15 members. Vince will collect the data on two spreadsheets, one to distribute and one to keep confidential.

11) Val indicated that the management company that he contacted about possibly contracting with DMCA is not interested as they are based in Telluride. Vince is going to get Tom the contact info for the local management company that Judi Snelling recommended. Tom will call.

12) Gordon asked if Tom had received from him copies of the executed CCR’s and By-laws and have they been posted to our website? Tom responded Yes and Yes. Val asked if we have a signed copy of the covenants. John agreed to look in his files.

13) There was a brief discussion about the HOA Leader membership. Some of the Board has signed in and explored the website, finding it interesting and helpful.

14) There was some discussion about dogs in DMCA. Gordon noted that he has been approached by certain members complaining about Jason and Andrea walking their dogs off the leash despite the dogs being under voice control. Gary suggested that a reminder about dogs be included in the newsletter. Vince recommended that the Board first needs to draft and approve specific dog regulations. Then the newsletter can inform members what the regulations are. Vince suggested that perhaps we consider a \$100 fine per violation, and that after 5 violations, the owner be required to remove the dog.

Vince suggested setting up a sub-committee of the Board to draft dog regulations. Gordon and Gary volunteered to be on the sub-committee.

John stated that he likes the idea of a “dog letter” from the Board to all members requesting everyone to be a good neighbor regarding their dogs. Any violations after that the individual members should take up with the Sheriff.

Val noted that many “off-leash dogs” seen recently in DMCA have belonged to visitors/nightly renters who may not have been advised of Ouray County dog control laws as well as DMCA regulations requiring pets to be fenced. Gordon noted that John VerStraete and Darryl Hartigan are particularly upset with off-leash dogs going on their respective property.

15) There was a brief discussion about nightly rental regulations. Vince suggested setting up a sub-committee of the Board to establish nightly rental regulations. Vince, Val and Tom volunteered to be on that sub-committee.

Gordon moved to adjourn the meeting at 8:35 PM. Gary seconded. The meeting was adjourned.