

DMCA Board Meeting Minutes

7/9/18

Meeting called to order at 6:05 PM.

Attending: Vince, John, Val, Tom

1) John provided the Financial Report. He noted that we have no new legal fees resulting from the Valentine litigation. He also noted that Michael Pennings had paid last month's water overage fee twice and that John had sent him a refund for the second payment. And he noted that the Taylors had paid their May water overage, billed in June, in the amount of \$344. There ensued a discussion about what may be causing their overage. Val suggested that we find out whether their overage is due to a leak or due to excessive water use. He suggested that the Board develop and issue a Water Policy.

Vince noted that page 12 of the CCR's states that no lot is to have more than 2,000 sq. ft. of yard irrigated by the DMCA water system. The Board may, in its discretion, impose more stringent limits. There was then a general discussion about unpaid water overage bills and the Board's enforcement options which include filing liens on a member's property for unpaid amounts including water overage fees.

Vince agreed to send an email to all the members reminding everyone to restrict water use. Val agreed to email Caroline McAndrews to remind her that there is a 2,000 sq. ft. limit on landscaping irrigated with DMCA water.

2) There was a brief discussion about the Resolution that Attorney Jon Pfeiffer had drafted to formalize the Board's approval of proceeding with the foreclosure on Garth Valentine's property. Vince recommended that the Resolution specifically cite the case numbers for the three cases referenced in the Resolution. Tom agreed to ask Jon Pfeiffer to correct the Resolution. It was unanimously agreed that the Board's approval of the Resolution at the last meeting would be subject to Attorney Pfeiffer adding the two additional case numbers.

Val indicated that the additional legal fees resulting from the foreclosure would probably reach \$20,000. He questioned where the funds would come from. Vince indicated that the legal fees should not reach anywhere near \$20,000 and that DMCA has the necessary funds. Furthermore, the additional legal fees will be added to our judgment.

3) There was further general discussion about the Taylors' water usage. Vince agreed to email the Taylors to ask the reason for their excessive water usage this summer, and he also agreed to email the members to remind everyone to limit water usage wherever possible. He noted that the Ditch Company has now implemented water restrictions on irrigation and that Henry Hooper had emailed all ditch users a water schedule noting which ditches will have water on which days of the week.

4) Gordon asked if anyone knew why Lynne LaCourt had what appears to be garbage building up along the riverbank at her property. He suggested that we contact the Corps of Engineers who has jurisdiction over the river and its banks.

Vince noted that she has received approval from the County Water Commissioner to get water from the river and the debris probably results from that related work.

5) John noted that Caroline McAndrews' water meter issue is still not resolved. Gordon agreed to contact Design Build. There was a general discussion about Neptune water meters. Apparently Grand Junction Pipe only has 1 or 2 left in inventory and maybe DMCA should buy them to have them available for future new water taps. Gordon agreed to call GJ Pipe to find out the cost.

6) Val noted that political signage is not permitted in DMCA under Section 8.3.3 of the CCR's. The renters at Don Daniels' house have put up political signs. After a discussion, it was decided that Vince would email Don Daniels and request that the signs be removed. He also suggested that a reminder be included in the next newsletter.

7) Gordon noted that he has received a number of complaints from members about vehicles driving at excessive speed in Dallas Meadows despite the 20 MPH speed limit, creating a dust problem. After some discussion, Gordon moved that DMCA buy 4 signs at \$29 each saying Please Slow Down – Keep Dust Down. Val seconded. The motion was unanimously approved.

8) Gordon volunteered to host the Annual Picnic this year. The date was set for September 15 at 4 PM.

Tom moved to adjourn the meeting at 7:20 PM. John seconded. The meeting was adjourned.