

DMCA Board Meeting Minutes

8/13/18

Meeting called to order at 6:10 PM.

Attending: Vince, John, Val, Gary, Tom

Attending as a Guest: Rick Taylor

1). As there were no questions regarding the Minutes of the Board Meeting of June 20, 2018, Gary moved that they be approved. Vince seconded. The minutes of the July 9 meeting were unanimously approved.

2). John provided the Financial Report for July. He noted that all annual dues, due July 31, have been received with the exception of Parkison and Valentine. John stated that he usually waits 30 days and then, if payment has not been received, he will bill for the \$45 late fee.

John reported that, during July, a total of \$3,755.40 was collected comprised of annual dues and water overage fees. A total of \$2,205.50 was paid for operating expenses including water meter reading, water testing, San Miguel Power, and \$1,033.50 to the Romney Law Firm for the Valentine lawsuit. We ended the month with \$13,310.34 in our checking account, and, including our two savings accounts, a total of \$61,908.38 in total assets. A copy of the July Financial Report is attached.

In response to a question by Val, John noted that Lynne LaCourt has not paid her water overage fees.

3) Gary asked when the water tank inspection will be done. Vince stated that, as Gordon has been overseeing that matter, he would have to let us know.

4) Rick asked whether the actual water meter readings could be included on the water overage invoices. Some discussion ensued, and it was agreed that Steve Scheu would hand write the Taylors' reading on their invoices.

5) Val noted that Steve is still sending the Board's water meter reading report to Bill Lindler. John agreed to ask him to remove Bill and add Gary to the distribution list.

6) Val reported that the only ARC business is his emergency application to replace his deck that was burned. Val recused himself from the vote. He intends to replace his deck with what was there, except that he will be using Trex not natural wood.

7) John gave the Water Report. Caroline McAndrews still has the wrong transmitter on her water meter. John will write her a letter requesting she make the necessary change.

John noted that the Deppens' listing of their lot for sale states "Public Water". Also, the listing fails to disclose that the lot is within an HOA and subject to annual dues.

8) Val gave the Insurance report. Our insurance agent has informed us that Short-term and Long-term renters should have liability riders for DMCA's protection naming DMCA as additional insured.

Rick asked whether a homeowner's umbrella policy would be sufficient. Some discussion ensued, and Val suggested that it may be a good idea to educate some members that they may not have coverage for damage caused by renters.

9) Gary noted that his neighbor, Jason, has been doing short term rentals and recently had so many renters that some were camping in his yard. Gary recommended that DMCA's Short Term Rental Regulations specify that renters be required to sleep inside the owner's residence. Rick stated that this requirement may be already specified in the County Regulations. Val recommended that we obtain a copy of the County Short Term Rental Regulations.

There was some discussion about short term renters obtaining a State Sales Tax License. Vince noted that any renter in DMCA who has a Ouray County Short Term Rental Permit will have already obtained a State Sales Tax License since that is part of the county permitting process.

10) Val informed us that the ARC received two requests. One is from the Taylors for installing solar panels on the roof of their garage; the other is also from the Taylors requesting information about permitted exterior paint colors.

There ensued some discussion about solar panels. Val stated that the ARC wants solar panels to be roof-mounted rather than be installed on the ground or on a pedestal. John noted that reflection from the panels is a concern. Val stated that the ARC guidelines will include a requirement for a non-reflective surface. Gary recommended that we also include a height limit of not more than 6 feet.

Vince recommended that the ARC be cautious about vegetation requirements, citing the example of Daniels who received permission to plant trees and bushes for screening. The trees died, but the County cannot now make him replace the dead trees. Vince and Val also agreed that privacy fences should not be encouraged. John noted that the openness of DMCA is a main reason why people want to live here.

11) Gary reviewed the ARC's Exterior Paint Color Guidelines. They will foster natural colors that blend in with our natural surroundings. Rick asked whether there is an appeal process if the ARC turns down a homeowner's requested color. It was agreed that any appeal would go in front of the Board. It was also agreed that ARC approval would only be required if a homeowner wanted to change the existing color of his house. Repainting the same color does not require ARC approval.

A general discussion about maintenance ensued. It was agreed that the ARC does not want to get involved in matters of general maintenance.

12) Lynne LaCourt has requested permission to exceed her monthly allocation of water by 5,000 gallons. After some discussion, it was decided that 5,000 gallons per month would only cost her \$25. And such an accommodation would set a bad precedent. Therefore, it was agreed that her request should be denied. Vince agreed to write her a letter notifying her of our decision.

John moved to adjourn the meeting at 8:45 PM. Val seconded. The meeting was adjourned.