

DMCA Board Meeting Minutes

9/1018

Meeting called to order at 6:15 PM.

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

1) Val moved that we approve the minutes of the July 9 Board meeting. John seconded. The July 9 minutes were unanimously approved.

2) Vince opened a discussion of the August water usage report. Gordon questioned whether Holly Bennett's acupuncture and massage business is at least partially the reason for their overage in August. John noted that a condition of our pardoning Don Daniels' large water overage bills in June and July was his agreement to convert his outdoor watering to irrigation from the ditch. Vince noted that it is unlikely that someone could run irrigation from the ditch on a timer since the ditch is currently on a regulated schedule as a result of the current drought. Gary commented that we charge too little for DMCA water and we don't want residents running short of drinking water as a result of other folks' irrigating.

Vince observed that, in the past, the Board has discussed lowering monthly water allocations and raising rates for overages. He also noted that Ridgway has significantly increased its rates for water.

There was then a discussion about the health of the aquifer that supplies our water.

3) John notified us that the Remmler lot, #32, has sold to Matthew + Sharon Link.

4) John provided the Financial Report for July. He noted that all annual dues, due July 31, have been received with the exception of Valentine.

During August, a total of \$1,713.97 was collected comprised of water overage fees and one annual dues payment. A total of \$498.84 was paid for operating expenses resulting in a remaining balance in the checking account of \$14,308.75. Together with our two savings accounts, DMCA ended the month with \$62,906.79 in total assets. A copy of the August Financial Report is attached.

Val asked whether Lynne LaCourt had paid the balance of water overage fees that she owes. John noted that she has not.

Additional discussion about water ensued. John noted that the Taylors have installed underground water tanks and that Ralph Lowery, who installed them, also filled them. Vince and John noted that it is against our covenants to have underground storage tanks. Val provided additional detail on Ridgway's recent water rate increases.

Gordon moved that the July Financial Report be approved. Tom seconded. The report was unanimously approved.

6) Val indicated that, for ARC Report, he and Gary will be finalizing the Exterior Paint Color Guidelines. And, he noted that his application for a new Trex deck has been approved by the ARC.

7) John reported that Darrell Hartigan, John VerStraete and Kent Parkison had overseen the installation of a new pump for our well. John estimated that the total cost will be roughly \$5,000. We all expressed our thanks to Darrell, John and Kent for their good work in getting the pump replaced quickly.

Some discussion ensued about the expected life of our pump. Gordon indicated that he would contact Valley Pump to see if they can provide a Run Timer that will tell us how much the pump is running. There was also some discussion about draining our water tank to 50% so that it can be inspected. Again, Gordon agreed to coordinate scheduling the inspection.

8) There was a brief discussion about Lynne's irrigation. The Board discussed the fact that her pipes are an eyesore and wondered what could be done. Vince noted that Lynne's accessing river water is not within our jurisdiction.

9) There was a discussion about regulating nightly rentals. It was agreed that the Board members will provide Vince, Val or Tom with suggestions over the next two weeks. They will then meet to draft proposed regulation.

10) There was a discussion about dogs off the leash. Gordon questioned who would enforce our dog regulations if enacted. John recommended that we leave dog regulation to the County. Vince recommended that the nightly rental regulations include a requirement that renters' dogs be leashed. Gary noted that Jason's dog is frequently in Gary's yard. Vince suggested that Gary consider filing a complaint with the Board.

Gordon agreed to draft proposed dog regulations. Gary agreed to assist.

11) John noted that we have received a Water Compliance form testing for lead in our water to be filed with the state (CO PH+E). There was a discussion about water sampling. Larry has tested a sample and provided the results to the State.

12) Vince asked if there was anything to update regarding Garth Valentine. Gordon replied that there was not. Gordon agreed to call Jon Pfeiffer to see where we are.

13) Val noted that he has received an application to renew our liability and umbrella insurance coverage. Val agreed to work on the application then forward it to Gordon for his review. Vince observed that we are paying ½ of Larry's annual premium for his contractor's coverage. He suggested that our agent write a policy for Steve and we pay the premium.

Val pointed out that the insurance application requested a number of items that he did not know the answer to such as financials and audit, and he asked for someone to pick up the insurance responsibility. Gordon agreed to pick up insurance and Val agreed to forward on the email from our insurance agent that requested a renewed application.

14) There was a brief discussion about the local balloon operator who frequently flies over DMCA and sometimes lands on our roads. John noted that Beth Godby had complained to the FAA who did nothing. Val called the Sheriff when the balloon landed near Snellings. Gordon suggested that the Board send the operator a letter.

15) Vince recommended that we hold our Annual Meeting in November or December. He agreed to ask Henry Hooper if he will again serve a Chairman of the Nominating Committee.

Gordon moved that we adjourn. John seconded. The meeting was adjourned at 8:10.