

DMCA Board Meeting Minutes

10/8/18

Meeting called to order at 6:15 PM.

Attending: Vince, Gordon, John, Val, Tom
Attending as Guests: Rick Taylor, ME Spirek

1) Gordon moved that we approve the minutes of the August and September Board meetings. John seconded. The August and September minutes were unanimously approved.

2) John provided the Financial Report for September. He reviewed the payments that were made from the checking account in September. Payment was made to Valley Pump in the amount of \$3,265.58 for the replacement of the pump which had failed in August.

ME Spirek asked who owed for water overages in August. John provided the names and noted that all who had been billed had paid. There was a brief discussion about Catherine McAndrews water meter which Steve Scheu had been unable to read in September. The driveway has now been moved and the meter is now accessible to be read. Val noted that Catherine has submitted proposed plans for rock work.

We ended September with total assets of \$59,134.15 of which \$10,533.85 was the balance in our checking account.

Tom moved that we approve the Financial Report for September. Gordon seconded. The Financial Report was unanimously approved.

3) Val provided the ARC report. He noted that Catherine had submitted a draft landscaping plan which the ARC is reviewing.

The ARC also received a garage door proposal from the Dorns which is under review. Preliminarily it looks OK.

Rick asked Val about doing screening around the electrical box in front of his house and also about repainting his garage doors. Val asked that Rick submit a proposal. Val also suggested that Rick check with San Miguel Power about screening the electrical box.

4) Gordon gave the Water report. He reported that Ralph Lowery does not have a study that shows what percent of the time the old pump had been running before it was replaced. Vince asked whether we had checked to see if a meter is available to monitor how much our new pump runs. Gordon indicated that Core + Main has one and he agreed to get a quote.

Gordon also indicated that the pending tank inspection should happen in the next two weeks or so. He will let us know. Hopefully it can be done without disrupting our water supply.

Rick noted that he had received a call when the pump had broken in August. However, a number of residents did not. There ensued a brief discussion about circulating members' contact information.

5) Vince asked ME why she had attended this evening's meeting. ME responded that Lysa and Andrea had asked her to come, but that neither of them were in attendance.

These ensued a brief discussion about the utility easements. Vince noted that they have not been used since 1981 and that traverse across private property. He indicated that the owners of the lots in question have made it clear that they do not want people crossing their property.

Rick asked if legal action would be required to declare the easements null and void. Vince stated that easements for a specific purpose do not mean that people can use them for other purposes.

Val observed that, if we have people using common areas, we will have to increase our insurance coverages accordingly.

John noted that the escarpment going down to the river is quite steep and that many members will not be able to get there.

6) Gordon mentioned a recent article in the "Plain Dealer" about dogs. He commented that should there be a dog problem within Dallas Meadows, the Sheriff should be called. That is the only effective enforcement mechanism. Gordon suggested that we make that our Dog Policy in our CC+R's.

Vince noted that, if we put that in our CC+R's, we then become responsible for enforcement. Any residents of Ouray County are free to call the Sheriff anytime to file a dog related complaint without us putting that language in our CC+R's.

Gordon suggested that we leave the CC+R's and the By-laws as is as regards dogs.

7) Rick reported that he had asked the County about creating a turning lane off US 550 onto Cty Road 24. The County told Rick that they do not want a turning lane because they fear it will increase traffic on Cty Road 24.

8) Vince reported that Henry Hooper has agreed to head up the Nominating Committee for the election of Board Members for next year. Vince asked us to let Henry know whether or not each of us is willing to serve another year. Vince agreed to check availability with the church to see if we can hold the Annual Meeting there in late November or early December.

9) Gordon provided a report about our current insurance policies and the upcoming renewals. He noted that our current liability policy seems to have us mis-classified and perhaps paying for coverages that we don't need. He agreed to contact our Agent to go over the coverages before processing the renewal.

Val noted that CCIOA requires that our books be audited annually. John said that San Juan Accounting would probably do the audit for us.

10) Vince read an email that was sent in by Lysa Riggs just before this evening's meeting (copy attached) concerning the possibility of members using the common areas that were created when the Dallas Meadows subdivision was first approved by the County. Lysa's email indicated that Andrea Sokolowski will be attending our next board meeting to put forward a proposal. Vince suggested that we hold off on discussion of this matter until the next board meeting.

11) There was a brief discussion about balloon landings in Dallas Meadows. Many DMCA members are upset that the balloon lands here and that it frequently flies low over members' properties. A number of members have spoken to the Sheriff and have also written letters to the balloon operator requesting that he desist from low flying and landing in and around DMCA. Vince noted frustration with the FAA for their failure to regulate the balloon operations. Gordon asked if we can get the owner to give us an insurance certificate. Vince suggested that we take no action for now.

12) Rick reported that he had spoken to his insurance company about whether his home owner's policy covers liability from his running a B+B on his property. Rick pays additional premium for extra coverage. His insurance company informed him that he is covered.

13) Val informed us that the management company for another property he owns informed those members that the IRS requires HOA's to have their members expressly approve any year end roll-over of cash to the operating account for the following year. He suggested that we get this approval at our Annual Meeting.

Gordon moved that we adjourn. John seconded. The meeting was adjourned at 8:20.