

## DMCA Board Meeting Minutes

4/15/19

Meeting called to order at 6:15 PM.

Attending: Gordon, Gary, Rick, Tom; Val by phone

1) Gordon made a motion to approve the minutes for the board meetings of January, February and March 2019. Rick seconded. The minutes for those months were unanimously approved.

2) There was a brief discussion about DMCA possibly hiring an attorney to be available on an as-needed basis. Gordon noted that, of the five attorneys that Vince had contacted, three are potentially interested in representing DMCA. They are Julie Joann Huffman, Daniel Zempke, and Brian Kidnay. Gary suggested that Vince contact them to schedule them for 30-minute interviews at our next board meeting with the interviews to be staggered in 30-minute intervals.

3) Rick gave the Financial Report for March. He reviewed the dues that have been collected so far, our bank balances, and the accounts payable paid through the end of March. He noted that we will have a small bill payable to StudioKind, probably in May, for website services.

There was a discussion about Judi's water overage fees since December 2018, with the latest bill reaching \$3,600. When Judi first began incurring water overage fees in December, there was too much snow on the ground to identify the source of the leak. She did have a leaky faucet in the house which she had repaired. However, when the ground cleared in March, she was able to identify and repair the underground leak.

The board decided, after some further discussion, to waive her present water overage fees with the exception of a \$136 charge. However, Val dissented noting that her water usage in December and January was roughly 23,000 gallons. However, the rest of the board felt that, since the leak had been repaired at her earliest opportunity given the amount of snow on the ground, her the bulk of her overage fees should be waived.

Tom moved to waive all of Judi's overage fees except the \$136. Gary seconded. The motion was approved with a vote of 5 in favor and one against.

Val asked Rick if an audit of DMCA's books is required under Colorado law. Tom noted that there are three levels of audit which are increasingly expensive depending on the level required. The levels are Compilation, Review and Audit. Rick agreed to ask San Juan Accounting which level of audit, if any, is required in our case.

Rick noted that Gordon is now a signer on DMCA's accounts at Alpine Bank together with Rick and Vince.

Tom suggested that Rick include in future monthly financial reports copies of Alpine Bank statements as well as a schedule of DMCA's accounts receivable.

Gordon noted that Lynne LaCourt had refused service of a certified letter demanding payment of her past due balances. Gordon noted that she owes approximately \$3,600 at this time. Tom suggested that we have the County Sheriff serve the letter on her and that we add the cost of service to what she owes. Tom suggested that the board consider when to take action against a member who continues not to pay amounts owed. It was agreed that the board needs to develop an enforcement policy regarding past due accounts. Rick suggested that this topic be an agenda item for our next meeting.

4) Gordon noted that Jon Pfeiffer has made no progress in the Valentine foreclosure because he has not been able to serve Garth's sister. There ensued a general discussion about service in Saudi Arabia.

5) Gordon wanted to confirm that the board had approved the cost of doing a title search on Feierabend's property at our last meeting. We confirmed that the expense was approved. Gordon stated that he would order the search.

6) Tom provided an update on our website. He met with Roscoe of StudioKind who is transferring our web hosting contract from RestEasyHosting to a server hosted by his company, StudioKind.

7) Gordon informed us that the water tank repair is on hold for now due to scheduling delays. We confirmed that, at our last meeting, the board approved the tank repair expense. Gordon indicated that it will take roughly 30 - 45 days to schedule the repair. He will get it scheduled.

There was a general discussion about our access to the water tank from Riversage for the purpose of conducting repairs. Rick noted that our existing agreement covers the calendar year 2019, so we can go ahead and schedule the tank repair this spring or summer.

8) There was a brief discussion about the agreement that we have with Riversage. Rick suggested that we should meet with the Town and then meet with Rick Weaver. Val suggested that Vince should decide who on the board will be involved in renegotiating the present agreement and what our plan should be. Tom suggested that we should try to get an easement up to the water tank so we do not have to renegotiate our agreement with the Town and with Riversage on an ongoing basis.

9) Rick noted that, at our last meeting, the board agreed to modify our dues payment policy such that at least 50% of annual dues will be due on or before March 31 of each year, commencing in 2020. Rick agreed to draft a resolution to present to the board at our next meeting.

10) There was a general discussion about Short Term Rentals ("STR's") and specifically about Lynne's STR plans. Gordon suggested that a member needs to be in good

standing with DMCA in order to be approved to do STR's. Val and Tom agreed to develop a set of proposed STR regulations to present to the Board next month.

There was a general discussion about current STR activity, who is doing it, and who is in compliance or not with county regulations. It appears that there are some DMCA members who are doing STR's who have not complied with the county requirements to notify the DMCA board. And, it appears that at least one DMCA member is doing STR's while he is not in residence. We agreed that the subject of STR's would be an agenda item for our next meeting.

11) Gary suggested that, instead of doing a quarterly newsletter, the board could send out a quarterly informational email. We agreed that would be a good idea.

12) Gordon initiated a discussion about our roads and the need for gravel to supplement the county's grading efforts. However, gravel is in high demand and expensive, so it is not likely that the county will put gravel down on Meadows Circle. There was a brief discussion about DMCA possibly paying to have gravel put down.

13) Gordon agreed to install 4 or 5 signs that he had made to remind people to SLOW DOWN while driving on Meadows Circle.

The meeting was adjourned at 8:15.