

DMCA Board Meeting Minutes

7/15/19

Meeting was called to order at 6:15 PM.

Attending: Vince, Val, Rick, Gary, Tom.

- 1) Rick moved to approve the minutes from the June 17, 2019 board meeting. Gary seconded. The June minutes were unanimously approved.
- 2) Rick provided the Financial Report. He noted that he had paid a bill from the Romney law firm regarding the Valentine foreclosure. There was a brief discussion about Attorney Jon Pfeiffer not providing an itemized billing.

Rick mentioned that he will be taking over responsibility for the month-end reading of water meters while Steve Scheu is recovering from surgery, which is expected to last roughly two months. Val asked whether Steve had mentioned filing a workers' comp claim since he injured his shoulder on DMCA property. Steve has not mentioned a claim. Rick noted that there were 11 water overages in May of which 5 or 6 remain unpaid as of June 17.

Vince noted that he had sent out notices to members who still have unpaid annual dues balances. There was a discussion about how best to notify members that we will be changing our dues payment policy in 2020 to have at least 50% of the annual dues be due on or before March 31 of each year. The final 50% will still be due by July 31.

Tom moved to approve the Financial Report. Gary seconded. The June 2019 Financial Report was unanimously approved.

- 3) Vince noted that we need to schedule the Annual Picnic. He agreed to ask Gordon if he and Melinda would be willing to host it again this year.
- 4) Vince also noted that our By-laws provide that the Annual Meeting be held in September or October. There was a brief discussion about whether we should consider changing the By-laws or whether we should try to move the Annual Meeting earlier in the year than it has recently been. The consensus was that we should hold the Annual Meeting closer to October. In response to a question by Gary, Vince indicated that there are roughly 6 members who are seasonal and who are not here in the winter months.
- 5) Rick noted that Lynne LaCorte's past due fines and fees now total \$3,800.00. There was a discussion about developing an Accounts Receivable Collection policy. Vince noted that unpaid homes association dues and unpaid fees automatically become liens on a homeowner's property if and when the property is sold.

6) Vince provided an update on the Valentine foreclosure. Attorney Pfeiffer received permission from the Court for service on Garth by publication. Pfeiffer will publish a notice of foreclosure in the Ouray "Plain Dealer" for 5 weeks. There was a brief discussion about notice being published where the property is located.

There was a general discussion about legal matters in general. Val suggested that he, Vince and Tom meet with Attorney Huffman in the next week or so. Rick asked what the CCR's say about notification of members about non-compliance and about fines.

7) There was a discussion about Andrea Sokolowski's and Tom Bennett's ingoing efforts to gain access to the Common Area via the utility easement on John Young's property. Vince passed around a suggested language to reject public access across the easement. Gary stated that two attorneys have suggested that the easement is a road. Vince commented that Tom Bennett is not likely to go to the extreme of bringing a lawsuit or participating in one should one be brought by another member. Vince stated that he would send out his proposed email to Andrea and Tom.

8) Rick provided an update on our water system. He had charted average water usage and gave the board the results. Because the Ritchies are on Tri-County Water, there are 41 potential lots using DMCA water. Daily usage currently is about 16,000 gallons per day which is roughly the size of our water tank. Our pump is rated at 16 ppm. Rick noted that the Youngs and the Romanos have two lots, but only one water tap.

Gary asked if we could vote to accept the water engineer's proposal that Gordon had received a month or so ago. Vince noted that we are awaiting answers to a couple of questions that we had asked after reviewing the proposal. Vince commented that we don't need to re-coat the tank if we are going to discontinue its use. Rick wondered whether, if we do de-commission the tank, do we have to remove it. There was a brief discussion about possibly filling it with dirt.

Vince suggested that our action plan should be to get answers to the engineer's proposal, submit the answers by email to the board, and then, if the answers are acceptable to the board, accept the proposal.

9) Val gave the ARC report. He noted that Matt Link had submitted a revised proposal which does not contain an ADU. His garage will have a bathroom and an office but that the proposal looks OK. Matt will need to finalize his exterior colors and landscaping.

10) Rick asked if we should circulate the draft STR regulations to the members for comments. Val noted that we need comments back from Julie Huffman first. There was a brief discussion about STR's being a "hot issue" in Our County right now. It was also noted that certain DMCA members are operating STR's without county permits and without notifying the board of DMCA, both County requirements. Rick observed that a CO is required for an ADU and that he has one. It is the only approved ADU in DMCA. There were comments about Jason's STR operation and that he has STR guests using the house when he is out of town. Rick asked whether Lysa uses her camper for STR guests.

11) Rick noted that he had purchased two file storage boxes for \$14 each and that he may need two more. The board agreed that DMCA would reimburse him for the expense.

12) Vince noted that we will try to schedule our Annual Meeting in November this year. He offered to check availability at Church of the San Juans.

Tom moved to adjourn. Gary seconded. The meeting was adjourned at 8:05.