

## DMCA Board Meeting Minutes

8/19/19

Meeting was called to order at 6:40 PM.

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

Guest: Caroline McAndrews

- 1) Rick moved to approve the minutes from the July 15, 2019 board meeting. Val seconded. The July minutes were unanimously approved.
- 2) Rick provided the Financial Report. He asked where to send Don Daniels' final water bill of \$70. Vince instructed him to send it to Don. There was a brief discussion about the July financials. In response to a question from Val, Rick informed us that San Juan Accounting has recommended that we use a different accounting firm to do our annual audit. As Gary is on the board of the Sherbino Theater, he will find out who the Sherbino uses. Gary moved to approve the July Financial Report. Tom seconded. The report was unanimously approved.
- 3) Vince informed us that Garth has filed a 130-page motion regarding DMCA's ongoing foreclosure of his property. We will see how the Court responds. There was a discussion about how long the foreclosure is taking and whether we should consider having Julie look at taking over the case from Jon Pfeiffer, especially now that Pfeiffer has moved to Salt Lake City and is working at a new firm. It was decided to stay with Pfeiffer for now, primarily due to the cost associated with getting Julie up to speed on this complicated case.
- 4) There was a brief discussion about Lynne LaCorte's fence and the ensuing fines that she is being assessed for non-compliance. Vince noted that DMCA does not need to take any immediate collection action because unpaid HOA fees are automatically a priority lien on a property should it be sold. There was a discussion about ARC approval being required with regard to fencing in DMCA.
- 5) Vince provided a summary of his emails with Andrea regarding access to the common area. Andrea indicated that she would keep talking to John Young about access via the utility easement on his property. Val summarized his and Tom's conversation with Matt Link regarding possible access to the common area across his property. Matt had indicated that, at least for the next 12 months, his house will be under construction and he does not want any trespassing during construction. Val asked if Vince could email the members asking that folks respect Matt's private property.
- 6) The engineers' evaluation of our water system will commence Sept 9-11. Caroline write language for inquiring about what type of report they produce. Gordon agreed to check to see whether we could activate the former well. Shift to Gordon as the point person. Vince will be on point until the contract

signed. Gordon will notify the tank repair person to hold off on the project and if we did want to use them it would be next year. Abe at Apex.

- 7) Julie is looking at CCRs and new regulations as regards STR's in DMCA
- 8) Discussed water meters and access to read them on Steve's property. He has two valves. Any work on the water line it has be through easement.
- 9) Gordon will call Bill about fixing his water meter.
- 10) October 5 Picnic Date 4 p.m. at the Mulls.
- 11) Annual meeting date set - November 18th at 6 p.m. at the Church of the San Juans.

Gordon moved and Gary seconded to adjourn the meeting.