

## DMCA Board Meeting Minutes

10/21/19

Meeting was called to order at 6:05 PM.

Attending: Vince, Val, Rick, Gary, Gordon, Tom.  
Guests: Caroline McAndrews and Tom Bennett  
Maggie McHugh, Water Engineer with SGM

- 1) Gordon moved and Val seconded the motion to approve the board minutes of the August and September board meetings. The minutes were unanimously approved.
- 2) Rick provided the Financial Report. He noted that he had paid an invoice from Attorney Jon Pfeiffer.

Rick moved to forgive the Woodruff's water overage bill for September. There was some discussion about their water overages as September was the third month in a row that they have exceeded their allotment. It was agreed that we would waive their overage for September and that Rick would let them know that they will be billed for overages if they continue into October and beyond.

There ensued a discussion about notifying all members each month what their respective water usage has been for the previous month. It was suggested that this topic may be a discussion item for the upcoming annual meeting.

Rick moved and Gordon seconded that we waive the Woodruff's water overage for September and that we approve the Financial Report for September as well. The motions were unanimously approved.

- 3) Vince moved and Val seconded a motion to approve Tom's water overage for August since leaks in his irrigation system were identified and repaired. The motion was unanimously approved.
- 4) SGM was engaged by the board to evaluate our water system including our well, pump, water tank and infrastructure and to recommend solutions and/or improvements based on their findings. Maggie McHugh provided a summary of SGM's report. The full report will be posted on the DMCA website. SGM has concluded and recommended the following:
  - a. That our current well is healthy. While not overly deep, it has an acceptable recovery rate and provides an water supply for the 44 lots in DMCA;
  - b. That we consider purchasing a transducer to monitor the water level in the well;

- c. That we not abandon our current tank. Rather, we should have it relined in the Spring as it provides a valuable back-up supply should our current pump fail and need to be replaced;
- d. That our abandoned well be capped for safety reasons;
- e. That we engage SGM to conduct a Distribution Study which would evaluate our current distribution system and would include a leak test. Our current distribution system includes a “hodge-podge” of pipes and valves of varying sizes and diameters and also has pressure issues. The cost of the Distribution Study would be \$8-10,000;
- f. That we may want to consider a second well at some point in the future;
- g. That there are numerous funding options for a Not-For-Profit such as DMCA including a possible grant to cover some or all of the expense of the studies and the recommended repairs. SGM can assist with a grant application if we choose.

There was some discussion about our tank and about options for accessing the tank. There was also a discussion about the pros + cons of tying into Tri-County Water.

The next step is for SGM to give us a proposal for a Distribution Study.

- 5) Vince informed us that Jon Pfeiffer has not yet submitted a supporting affidavit for the foreclosure motion. Once filed, if Garth does not file an answer, Jon can request a ruling from the Court.
- 6) There was a brief discussion about the Lindlers' water meter. Bill had told Vince that he planned to call in to the board meeting to discuss his plans to repair it, but he did not call. Gordon agreed to call Bill for a status update.
- 7) Val and Tom gave an update on our attorney's recommendation regarding the easement issue. Attorney Huffman recommended that the board not get involved unless we are dragged into a lawsuit. Her opinion is that it is a dispute between the home owners. Gordon noted that the Youngs have engaged an attorney in the matter.
- 8) Val reported that our attorney did a cursory review of the 2014 voting procedures and recommended that they remain as they are.
- 9) Val gave the ARC report. He noted that the ARC has approved a landscaping plan for Caroline.

Val also mentioned that the ARC is considering requiring ARC approval for anyone wishing to plant tall trees that may block someone else's views. There was a discussion about the matter and about the County's visual impact requirements. Vince voiced a preliminary objection. Gary noted that the ARC should consider density including how far apart are the affected houses and how large are the planned trees.

10) Vince reminded everyone that the Annual Meeting has been set for November 18 at 6 PM at the Church of the San Juans. He stated that the ballots for the new board will be mailed after the Annual Meeting to allow for additional nominees to be submitted at the meeting.

11) Gary asked Tom Bennett for any updated news regarding the Ditch Company. Tom noted that the dam where our water comes in to DMCA had to be rebuilt over the summer as a result of all the rain and snowmelt this year. It took two days to complete the job at a cost in excess of \$3,000.

Vince asked whether the Ditch Company had filed an answer in the Valentine foreclosure. Tom replied that the Ditch Company's attorney, Mike Hockersmith, had told the Ditch Company that no answer was needed.

Gordon stated that he would call Jon Pfeiffer to get current balance numbers on Garth's debt.

12) Rick reported that the Cipovs' lot has sold, that the Hartigans' closing is set for October 31, and that the Parkisons' closing is set for November 8.

13) Val asked whether we should discuss a budget for 2020. Vince recommended that we meet on Monday October 28 at 6 PM at his house to prepare a 2020 budget.

At 8:25 the meeting was adjourned.