

DMCA Board Meeting Minutes

12/16/19

Meeting was called to order at 6:05 PM.

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

Guests: Larry Benasutti, Caroline McAndrews, Tom Bennett

- 1) The meeting commenced with Larry providing a water system review. Larry is required to periodically update his certification. He had recently met with a representative from the Colorado Rural Water Association which is a federally funded not-for-profit whose mission is to provide assistance and training to owners and operators of smaller water systems throughout Colorado. Larry informed us that the State inspects all water systems every three years and the CO Rural Water Association assist with getting prepared and recommending action to prepare for the state inspections.

At this time, no action is required by DMCA. However, Larry pointed out a few things that we should be aware of as follows:

- The depth of our well. At this time, our well is classified by the state as a Ground Water well. However, should the state reclassify us to a Surface Water well, the implications could be expensive. We would have two year to come into compliance with the state requirements. One thing that may trigger a reclassification is the depth of our well. Our well is roughly 56' deep. Ground Water wells are usually 100' deep or more. Vince recommended that we get SGM's input on this issue. Val asked if there are any relatively simple solutions such as drilling our current well deeper if the state requires us to
- Larry told us that, over the past few years, inspectors from both the state and from the CO Rural Water Association have asked why we don't just buy water from Tri-County. That led to a discussion about the cost of hooking our system into Tri-County as well as potential infrastructure problems. Vince suggested that we get SGM's input on this question since it is something that they are planning to look into anyway. Caroline offered to talk to Tri-County.

There was a general discussion about proceeding with SGM which will be business for the new board next month.

- 2) Shortly before this meeting, Tom had distributed the minutes of the November 18, 2019 Annual Meeting. No one had any questions or changes. Vince suggested that we give the board until November 20 to email Tom questions or comments about the minutes, and if no comments are received by the 20th, the minutes will be considered approved. Gordon moved to adopt Vince's suggestion. Rick seconded. The minutes were unanimously approved subject to any comments on or before November 20. No comments were received by November 20 so the minutes of the Annual Meeting are now approved.

- 3) Rick provided the Financial Report. He noted that \$2,849 was sent to the Canon Law Group on December 6 for work related to the Valentine foreclosure. He stated that, while we know the amount of the Valentine judgments, Attorney Pfeiffer still has not provided a total for costs and legal fees.

Rick noted that invoices for annual dues will be sent to members in January. He noted that Lynne LaCorte's balance continues to increase each month.

Rick stated that he has emailed Matt Link requesting payment of his water tap fee but that payment has not yet been received. After some discussion about how to proceed, Rick agreed to call Matt to see when we can expect payment.

There was a brief discussion about whether the Freeds' annual dues should be \$400 or \$500 a year since they are on Tri-County water. The Board agreed that the dues on an improved lot should be \$500 a year and Rick will bill the Freeds accordingly. Gordon moved to approve dues of \$500 a year for the Freeds. Tom seconded. The board unanimously approved the motion.

Tom moved to approve the Financial Report. Gordon seconded. The Financial Report was unanimously approved.

- 4) Vince provided a summary of the Valentine foreclosure. At this time, everything has been submitted to the Court to proceed with our Motion for Summary Judgment. We are waiting for the Judge's final order to proceed with the Sheriff's auction of the property.
- 5) There was a discussion about the Lindlers' water meter which still cannot be read remotely. It was agreed that Gordon would contact Bill to let him know that the board will be making arrangements to have his meter repaired and that he will be billed for the cost.
- 6) Val recommended that the current board provide the new board with a list of "hot items" that will require the new board's attention. There was a general discussion about what options we have to access our water tank if necessary.
- 7) Val reported that there are no new ARC issues to report.
- 8) There was a discussion about what kind of storage on vacant lots is permitted under our CCD's. This topic arose relative to the boat that is being stored on the Deppens' lot.
- 9) Vince posed a question to the board regarding the recent balloting process to elect new board members to start January 2020. One of the ballots that was sent in was scanned and sent via email rather than being sent in the envelope that was provided with each ballot. Vince asked whether the scanned and emailed ballot should be eligible to be counted since it did not follow the voting procedures and rules that were sent out with each ballot.

There was a discussion about our voting procedures. It was ultimately agreed that the board has adopted specific procedures to ensure that each lot gets one vote. Each lot is required to return its ballot in the envelope that is included with each ballot. The envelopes are marked on the back with each lot number. Therefore, any ballot that is not returned in the marked envelope is not a valid vote. Gordon moved not to allow the ballot that was submitted by email. Tom seconded. There were 4 votes in favor of Gordon's motion. Vince abstained because he already knew whether the outcome of the vote would affect the election results.

The election results for the new board are as follows:

Tom Bennett	24
Rick Taylor	21
Gordon Mull	20
Caroline McAndrews	19
Val Szwarc	13
Don Scholl	13

Andrea Sokolowski received 12 votes.

At 7:45 the meeting was adjourned.