

Dallas Meadows Community Association (DMCA) Board Meeting Minutes¹

Meeting Date	Monday January 6, 2020	Meeting Time	6:00 pm – 8:30 pm
DMCA Board Attendees:			
<input checked="" type="checkbox"/> Tom Bennett	<input checked="" type="checkbox"/> Don Scholl (via phone)		
<input checked="" type="checkbox"/> Caroline McAndrews	<input checked="" type="checkbox"/> Val Szwarc		
<input checked="" type="checkbox"/> Gordon Mull	<input checked="" type="checkbox"/> Rick Taylor		

#	Agenda Item	Decision/Discussion Conclusion	Action(s)
1	Election of Officers and key Committee Positions	<ul style="list-style-type: none"> • The following individuals were nominated, voted by consensus and accepted the below positions: <ul style="list-style-type: none"> ○ President – Caroline McAndrews ○ Vice President – Gordon Mull ○ Treasurer – Rick ○ Secretary – None ○ Insurance – Don Scholl ○ ARC Chair – Val Szwarc ○ ARC Vice Chair – Tom Bennett 	1) Val will serve as secretary for this first meeting and Caroline will fill the role for the second meeting. a) Due date: NA 2) Caroline to add to the next agenda a vote for secretary. a) Due date: 3/10/2020
2	2019 BOD Approval of Dec 16 minutes	<ul style="list-style-type: none"> • 2019 BOD approved their last minutes 	None
3	Financial Report	<ul style="list-style-type: none"> • Amended November and December financial report was approved. 	1) Rick will send the files electronically and include the information regarding past due fines. a) Due Date: 1/31/2020
4	Valentine Foreclosure status and POC - Gordon	<ul style="list-style-type: none"> • Foreclosure is imminent as per the attorney in charge. The record of the total legal cost thru 2019 needs to be obtained. 	1) Gordon will obtain from our Lawyer the status of our suit and send to the new BOD. a) Due Date: 1/31/2020 2) Gordon to obtain total fees from Lawyer related to Valentine Foreclosure a) Due Date: 1/31/2020
5	Water System proposals - Val	<ul style="list-style-type: none"> • An overall plan to address the DMCA water system vulnerabilities is needed prior to awarding additional investigative work to SGM. The BOD decided to create a sub-team to develop an overall plan. Suggested team members include Caroline, Tom, Gordon and Larry. Topics within scope include: Water tank access, recoating and alternatives, well monitoring, reserves for replacement of system infrastructure, alternatives to DMCA water, GWUI, and SGMs next steps. 	1) Caroline will set up a meeting to start the development of a DMCA Water Plan. a) Due Date: 1/31/2020
6	Ground Water Under the Influence of Surface Water (GWUI) - Caroline	<ul style="list-style-type: none"> • There are no current triggers that would cause DMCA to be reclassified as GWUI. Therefore, any actions to investigate the DMCA water quality should be part of the overall plan discussed in agenda item 5. 	1) Caroline will include GWUI within the scope of the DMCA water team. a) Due Date: 1/31/2020
7	Water meters (Link and Lindler) - Rick	<ul style="list-style-type: none"> • Matt Link has not yet paid for his water tap and is using water 	1) Val will contact Matt Link to obtain water tap fee. a) Due Date: 1/31/2020

1 - Approved via email on 2/4/2020.

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		<ul style="list-style-type: none"> Bill Lindler has not yet corrected his broken remote meter reader. The meter has been broken for over a year, causes additional work and hazards for our meter reader, and since no actions to correct the condition was taken, the DMCA will take the action to correct the condition and seek reimbursement from Bill. 	1) Gordon will arrange for a plumber to install the remote meter reader a) Due Date: 1/31/2020
8	ARC update - Val	<ul style="list-style-type: none"> No new ARC requests were received. 	1) None
9	Storage on Lots	<ul style="list-style-type: none"> Storage of boat on Ryan Deppens lot is a violation of CCD (8.1.2), and a few members have complained about vehicle/RV storage in general. 	1) Gordon will contact R. Deppen and give a 60-day notice to remove the Boat. a) Due Date: 1/31/2020
10	New Attorney	<ul style="list-style-type: none"> Board agreed with Val's recommendation of reopening search for new attorney. 	1) Val will set-up a subcommittee meeting with Val, Don, and Tom, tasked to search for new attorney candidates a) Due Date: 1/31/2020
11	Insurance Certifications	<ul style="list-style-type: none"> Current insurance certificates needed from DMCA contractors Need to confirm our liability insurance covers issues from members/guests using the common area. 	1) Rick to confirm DMCA has insurance certificates from all contractors, including getting a copy of Larry's current insurance certification and Steve. a) Due Date: 1/31/2020 2) Rick to email current insurance policies to all Board members a) Due Date: 1/31/2020 3) Don to review insurance policies, determine if policies cover recreational use of common area and report out at the next BOD meeting. a) Due Date: 2/10/2020
12	Ad Hoc topic (Board resolutions)	<ul style="list-style-type: none"> The Board resolutions of past years are not available on the DMCA website. 	1) Gordon will send current Board resolutions to the Board a) Due Date: 1/31/2020
13	Ad Hoc topic (BOD meeting schedule & locations)	<ul style="list-style-type: none"> BOD meetings will be held on second Monday of the month and location rotated among board members 	1) Next meeting Monday Feb 10th